


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 6012 HARFORD ROAD		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: July 2, 2009

REQUEST

The Department of Planning has received Nathaniel L. Greene's Board of Municipal and Zoning Appeals (BMZA) application to use the property as an office and two dwelling units. We understand this appeal is scheduled for hearing on July 7, 2009.

SITE

6012 Harford Road is located on the west side of the street at the intersection with Roselawn Avenue. This irregular property contains ± 0.227 acres and is currently improved with a three-story detached dwelling. This site is zoned B-3-1.

ANALYSIS

This is to update our commentary via case 799-06X, in this appellant's previous request for two dwelling units.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Insufficient Lot Area: In this zoning district, multiple family dwellings require 5,000 square feet of lot area per dwelling unit (§6-411.b). In this case, for two dwellings, 10,000 square feet of lot area is required. The lot only encloses 9,888 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be about 1%. The variance requested lies within the discretionary range of the Board.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per two dwelling units (§10-405.1.iv). For two dwellings, one parking space is required; parking is available in the rear of the property.

Mr. David Tanner, BMZA
Executive Director
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Re: 398-09X 6012 Harford Road

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/ewt

cc: Mr. Nathaniel L. Greene, Appellant