


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 / 2015 Druid Hill Avenue	

TO

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

DATE:

June 30, 2010

REQUEST

The Department of Planning has received Kayla Nelson's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for three dwelling units. We understand that this appeal is scheduled for hearing on July 6, 2010.

SITE

2015 Druid Hill Avenue is located on the east side of the street, approximately 130' north of the intersection with Presstman Street. This property measures approximately 18'3" by 100' and is currently improved with a three-story row building measuring approximately 18'3" by 57'. This site is zoned R-9 and is located within the Druid Heights Urban Renewal Plan area and the Old West Baltimore National Register Historic District.

ANALYSIS

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).

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206.a). In this case, for three dwelling units, 1,375 square feet of lot area is required. The lot encloses 1,825 square feet, and so does meet this requirement.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For three dwelling units, three parking spaces are required; two can be provided. As the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b).

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

2010-219

TJS/wya/mf

cc: Kayla Nelson, Appellant