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| 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 / 1701 North Pulaski Street | |

DATE:

TO

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

June 30, 2010

REQUEST

The Department of Planning has received John Karimi's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Baltimore Properties Investors, to use the premises for two dwelling units. We understand that this appeal is scheduled for hearing on July 6, 2010.

SITE

1701 North Pulaski Street is located on the northeast corner of the intersection with Presbury Street. This property measures approximately 15' by 85' and is currently improved with a two-story end-of-row building measuring approximately 15' by 43' plus an attached building extension and garage which together cover the entire lot. This site is zoned R-7.

ANALYSIS

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot only encloses 1,275 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 42%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

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 two dwelling units, two parking spaces are required; one can be provided if the attached garage is renovated.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the lot area variance which would be required for approval of this application exceeds the Board's discretionary authority provided by the Zoning Code.

2010-224

TJS/wya/mf

cc: John Karimi, Appellant