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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 / 2500 Saint Paul Street | |

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 Richard Young'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

2500 Saint Paul Street is located on the west side of the street, approximately 100' north of the intersection with 25th Street. This property measures approximately 16'8" by 102'4" and is currently improved with a three-story end-of-row building measuring approximately 16.5' by 63'. This site is zoned O-R-2 and is located within the Charles/25th Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, dwellings are listed as a permitted use, and so are allowed (§5-201).

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 (§5-206.c). In this case, for 3 dwelling units, 1,375 square feet of lot area is required. The lot encloses 1,705 square feet, and so does meet this requirement.

Off-Street Parking Required: In this zoning district, multiple-family attached dwellings require one off-street parking space per two dwelling units (§10-405.1.iv). For 3 dwelling units, 2 parking spaces are required; one can be provided.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). 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). As two of the dwelling units are additional in this context, one parking space is required.

2010-209

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Richard Young, Appellant