

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 3342 Hickory Avenue		

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

DATE: July 7, 2010

### REQUEST

The Department of Planning has received Lisa Junker'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 20, 2010.

### SITE

3342 Hickory Avenue is located on the west side of the street, approximately 100' north of the intersection with Hickory Avenue. This property measures approximately 55'6" by 102'4" and is currently improved with a two-story detached building measuring approximately 16' by 60'. This site is zoned R-7 and is located within the Hampden National Register Historic District.

### ANALYSIS

Use: In this zoning district, multiple-family detached dwellings are listed as a permitted use, and so are allowed (§4-1001)

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 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for 3 dwelling units, 2,750 square feet of lot area is required. The lot encloses over 5,000 square feet, and so does meet this requirement.

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). Two parking spaces can be provided at the rear of the property.

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.

TJS/wya/mf

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cc: Lisa Junker, Appellant