


TJA

332-09X

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 / 633 NORTH CALHOUN STREET		

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

DATE: May 28, 2009

REQUEST

The Department of Planning has received Christian Kelleher's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units, one dwelling unit on the first floor, one dwelling unit on the second floor, and one dwelling unit on the third floor. We understand this appeal is scheduled for hearing on June 23, 2009.

SITE

633 North Calhoun Street is located on the east side of the street, approximately 133' south of the intersection with Harlem Avenue. This property measures approximately 18'2" by 95' and is currently improved with a three-story attached dwelling. This site is zoned R-8.

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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106). In this case, for three dwelling units, 1,875 square feet of lot area is required. The lot only encloses 1,725 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 8%. 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 dwelling unit (§10-405.1.iv). For three dwelling units, three parking spaces are required; none are provided.

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.

Mr. David Tanner, BMZA
Executive Director
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RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, unless the required off-street parking is provided.

TJS/ewt

cc: Mr. Christian Kelleher, Appellant