


TJA

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 / 3506 COPLEY ROAD		

TO

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

DATE:

June 3, 2009

REQUEST

The Department of Planning has received Charles Sheppard's Board of Municipal and Zoning Appeals (BMZA) application to use the property as two dwelling units. We understand that this appeal has not yet been scheduled for hearing.

SITE

3506 Copley Road is located on the west side of the street, approximately 184' north of the intersection with Dorchester Road. This property measures approximately 64' by 151'3" and is currently improved with a two-story detached dwelling. This site is zoned R-1.

ANALYSIS

Use: In this zoning district, multi-family dwellings are not listed as a permitted or conditional use, and so are not allowed (§4-201 to §4-204). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-1 Single-Family Residence District. Approval of this appeal would create a new nonconforming use on this property. For this reason, the appeal should be denied.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt

cc: Mr. Charles Sheppard, Appellant