


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 / 2511 North Charles Street		

TO

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

DATE: July 16, 2012

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 2511 North Charles Street LLC, to use the premises as two dwelling units and two efficiency units. We understand that this appeal is scheduled for hearing on July 24, 2012.

SITE

2511 North Charles Street is located on the east side of the street, approximately 84' north of the intersection with 25th Street. This property measures approximately 16'6" by 90' and is currently improved with a three-story attached residential mixed-use building measuring approximately 16'6" by 62'. This site is zoned O-R-2 and is located within the Charles/ 25th Urban Renewal Plan area and the Charles Village/ Abell National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as two dwelling units, one efficiency unit, and an office by the Board's decision in appeal no. 761-07 which published on October 5, 2007. The applicant is proposing to convert the office approved in that decision to an additional efficiency residential unit.

Urban Renewal Plan: This property is located in the Charles/ 25th Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). If 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). In this zoning district, multiple-family dwellings require one off-street parking space per 2 dwelling units and one space per 4 efficiency units (§10-405.1.iv). For 2 dwelling units, one parking space is required; for 2 efficiency units, one parking space is required; one can be provided at the rear of the property.

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 50%, which is within the variable amount the Board may authorize.

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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 this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant