


FROM	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 / 4801 York Road		

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

DATE: July 23, 2015

### REQUEST

The Department of Planning has received William Broadus' Board of Municipal and Zoning Appeals (BMZA) application to change the use of the premises from one dwelling unit and a beauty shop to two dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of a single-family dwelling in a B-2 zoning district. We understand that this appeal is scheduled for hearing on July 28, 2015.

### SITE

4801 York Road is located on the northeast corner of the intersection with Richwood Avenue. This property measures approximately 42'8" by 99' and is currently improved with a two-story semi-detached residential mixed-use building measuring approximately 16'2" by 50'. This site is zoned B-2-2 and is located within the York Road Community Strategic Neighborhood Action Plan area.

### ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a beauty shop and a single-family semi-detached dwelling, which are permitted uses in this B-2 Community Business District.

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 (§6-311.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot encloses 4,225 square feet, and so does meet this requirement.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 3-C) in which multi-family dwellings would be conditional uses (Table 10-301).

### RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: William Broadus, Appellant