


<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 / 605 Park Avenue		

**TO**

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

DATE:

August 11, 2014

**REQUEST**

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of WRH Property Holdings LLC, to use the premises as 23 dwelling units. The Zoning Administrator has determined that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on August 12, 2014.

**SITE**

605 Park Avenue is located on the east side of the street, approximately 60' north of the intersection with Centre Street. This property measures approximately 35' by 150'6" and is currently improved with a four-story building measuring approximately 33' by 63' and a more modern one-story three-car garage in the rear yard. This site is zoned O-R-3 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon 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 a multiple-family attached dwelling. The applicant is proposing to enlarge the existing structure by adding two floors of dwelling units.

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

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). 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 attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). The Zoning Administrator has determined that for 13 additional dwelling units proposed in this application, 7 additional parking spaces are needed. Three parking spaces can now be provided on site. Due to the historic nature of this property and its existing conditions, additional spaces cannot be provided on site.

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 57%, which is within the variable amount the Board may authorize.

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Historic District: The subject property is located within the Mount Vernon District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). The applicant is remaining in contact with CHAP to complete the review process applicable to their project.

TransForm Baltimore: This property would become part of the O-R-2 District (Proposed Zoning Map Area 7-C) in which multi-family dwellings would be permitted uses (Table 12-301). The Office-Residential Districts would have off-street parking requirements of one space per dwelling unit (Table 16-406A).

#### **RECOMMENDATION**

The Department of Planning has no objection to this appeal, provided that approval if granted be subject to the condition that the applicant obtain a Notice To Proceed from the Commission for Historical and Architectural Preservation for any improvements authorized by the Board.

TJS/wya/mf

cc: Caroline Hecker, Appellant