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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 / 221-223 East 25 th Street		

TO

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

DATE: August 12, 2013

REQUEST

The Department of Planning has received Christopher Taylor's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Urban Phoenix Holding Corporation, to use the premises for four dwelling units. The Zoning Administrator has determined that a conditional use conversion is needed for approval of this application. We understand that this appeal is scheduled for hearing on August 20, 2013.

SITE

221-223 East 25th Street is located on the south side of the street, approximately 19'4" east of the intersection with Hunter Street. This property measures approximately 30' by 90' and is currently improved with a two-story attached residential building measuring approximately 30' by 65'. This site is zoned O-R-2 and is located within the Barclay Urban Renewal Plan area.

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 single-family attached dwelling.

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 550 square feet of lot area per dwelling unit (§5-206 (c)). In this case, for four dwelling units, 1,925 square feet of lot area is required. The lot encloses 2,700 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Barclay 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). For four dwelling units, two parking spaces are required; three can be provided.

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TransForm Baltimore: This property would become part of the O-R-1 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings would be permitted uses (Table 12-301). The O-R Districts would include requirements of one parking space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Christopher Taylor, Appellant