


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 / 1520 Hollins Street		

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

DATE: August 21, 2015

REQUEST

The Department of Planning has received Kimberly Nixon's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as four dwelling units. The Zoning Administrator has determined that this requires approval of a conditional use conversion of a single-family dwelling in a R-9 zoning district. We understand that this appeal is scheduled for hearing on August 25, 2015.

SITE

1520 Hollins Street is located on the north side of the street, approximately 123' east of the intersection with Gilmore Street, and extends northward to Booth Street. This property measures approximately 18' by 150' and is currently improved with a three-story attached residential building measuring approximately 18' by 87'. This site is zoned R-9 and is located within the Union Square Historic District.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are a permitted use, and so are allowed (§4-1201). In this case, the property was last authorized for use as a multiple-family attached dwelling, but due to extended vacancy is no longer authorized for use as nine residential units (5 dwelling units and 4 efficiency units approved in appeal no. 618-74X).

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 (§4-1206.a.). 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.

Historic District: The subject property is located within the Union Square District, a locally and nationally 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). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

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,

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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 dwelling unit (§10-405.1.iv). For four dwelling units, four parking spaces are required; two can be provided using Booth Street for access. Due to the higher number of dwelling units previously approved by the Board, no parking variance is required for approval of this application.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-D) in which multi-family dwellings would be permitted uses (Table 9-301). The R-8 Districts would continue to have off-street parking requirements of 1 space per dwelling (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditioned upon the applicant completing all exterior alterations, demolition, or additions in accordance with a Notice To Proceed issued by the Commission for Historical and Architectural Preservation; and subject to the condition that sufficient off-street parking is provided to serve the approved use.

TJS/wya/mf

cc: Kimberly Nixon, Appellant