


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 / 819 Park Avenue		

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

DATE: September 30, 2015

REQUEST

The Department of Planning has received Frank Fantauzzi's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as six dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of a structure in an O-R-3 zoning district. We understand that this appeal is scheduled for hearing on October 6, 2015.

SITE

819 Park Avenue is located on the east side of the street, approximately 248'9" north of the intersection with Madison Street. This property measures approximately 25' by 150' and is currently improved with a three-story semi-detached building measuring approximately 24' by 90'. 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 offices, which is also a permitted use in this O-R Office-Residence 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 200 square feet of lot area per dwelling unit (§5-206.d.). In this case, for six dwelling units, 1,200 square feet of lot area is required. The lot encloses 3,750 square feet, and so does meet this requirement.

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.

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). 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, 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 6 dwelling units, 3 parking spaces are required; two are provided with access from Ploy Street. Previous office use of the premises did not require off-street parking to be provided, as the floor area of the structure was not sufficiently above the 2,000 square feet threshold for the requirement. Original construction of the premises as a single-family dwelling would have provided a credit of one parking space.

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 33%, which is within the variable amount the Board may authorize.

TransForm Baltimore: This property would become part of an OR-2 District (Proposed Zoning Map Area 7-C) in which multi-family dwellings would be permitted uses (Table 12-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that all exterior alterations or modifications to the existing structure be completed according to the terms of a Notice To Proceed issued by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Frank Fantauzzi, Appellant