


<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 / 1806 Guilford Avenue		

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

DATE:

October 21, 2010

**REQUEST**

The Department of Planning has received Ibrahim Sheikh's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on October 26, 2010.

**SITE**

1806 Guilford Avenue is located on the west side of the street, approximately 48' south of the intersection with McAllister Street. This property measures approximately 15' by 100' and is currently improved with a three-story row building measuring approximately 15' by 60'. This site is zoned R-8 and is located within the Greenmount West Urban Renewal Plan area and the North Central National Register Historic District.

**ANALYSIS**

Conversion of Dwellings: In the R-7 and R-8 Districts, the Board may approve the conversion of a single-family dwelling to a two-family dwelling only if the property meets the minimum lot size requirements (§3-305.b.3.i).

Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a). In this case, for 2 dwelling units, 1,500 square feet of lot area is required. The lot encloses 1,500 square feet, and so does meet this requirement.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 2 dwelling units, 2 parking spaces are required; one can be provided from the 20' wide alley at the rear of the property.

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 50%, which is within the variable amount the Board may authorize.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

**RECOMMENDATION**

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Ibrahim Sheikh, Appellant