


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 / 4312 Maine Avenue		

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

DATE: November 29, 2010

REQUEST

The Department of Planning has received Javed Aizaz's Board of Municipal and Zoning Appeals (BMZA) application to use the property for three dwelling units. We understand that this appeal is scheduled for hearing on December 7, 2010.

SITE

4312 Maine Avenue is located on the northeast corner of the intersection with Eldorado Avenue. This property measures approximately 70' by 192'6" and is currently improved with a two-story plus attic detached residential building measuring approximately 34' by 32'. This site is zoned R-2 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, multiple-family detached dwellings are a conditional use, requiring approval by the Board (§4-503). The building on the property is already approved for two multiple-family detached dwelling units; the applicant proposes to add another dwelling unit.

Comprehensive Planning: The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, LEARN calls for better land use and urban design standards in order to improve the neighborhoods in our City. The Greater Northwest Community Coalition Plan calls for careful study of the impacts of converting buildings to multiple-family dwellings. To further encourage the excessive conversion of residences undermines this purpose of limiting multiple-family dwelling conversions in residential neighborhoods zoned for predominantly single-family dwelling use.

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). The applicant can provide off-street parking at the rear of the property.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because this property is already being used for two dwelling units in an area whose Neighborhood Plan intends to discourage additional subdividing of houses for additional multiple-family dwelling units.

TJS/wya/mf

Northwest

cc: Javed Aizaz, Appellant