


FROM	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 / 19 East 22 <sup>nd</sup> Street		

TO

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

DATE: November 28, 2012

**REQUEST**

The Department of Planning has received Herbert Burgunder III's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Donald Carstens, to use the premises for four dwelling units. We understand that this appeal is scheduled for hearing on December 11, 2012.

**SITE**

19 East 22<sup>nd</sup> Street is located on the southeast corner of the intersection with Lovegrove Street. This property measures approximately 18' by 145' and is currently improved with a three-story semi-detached residential building measuring approximately 18' by 60' and a separate garage in the rear yard measuring approximately 43' along Lovegrove Street by 18' deep. This site is zoned O-R-2 and is located within the Charles North Urban Renewal Plan area and the Old Goucher College National Register 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 a multiple-family dwelling and offices, which are permitted uses in this O-R Office-Residence District. The applicant is proposing to use the property only for residential purposes.

Urban Renewal Plan: This property is located in the Charles North Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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 2,610 square feet, and so does meet this requirement.

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 dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 4 dwelling units, 4 parking spaces are required; 4 are provided in the garage at the rear of the property.

Mr. David Lanner, BMZA  
Executive Director  
Page 2  
Re: 19 East 22<sup>nd</sup> Street

**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 has no objection to this appeal.

TJS/wya/mf

cc: Herbert Burgunder III, Appellant