2011-524

FROM		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE **MEMO**
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR	
SUBJECT	BMZA / 756 Reservoir Street	

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

DATE: December 7, 2011

REQUEST
The Department of Planning has received Jim Shetler'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 December 20, 2011.

SITE
756 Reservoir Street is located on the north side of the street, approximately 167'5" east of the intersection with Callow Avenue. This property measures approximately 16'5" by 111'6" with a strip of land approximately 8'8" wide by 22' long extending to a 15' wide alley at the rear of the property, and is currently improved with a three-story attached residential building measuring approximately 16'5" by 64'. This site is zoned R-8 and is located within the Reservoir Hill Urban Renewal Plan area and the Reservoir Hill National Register Historic District.

ANALYSIS
Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as a multiple-family attached dwelling, which is a permitted use in this R-8 General Residence District.

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

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 two dwelling units, 1,500 square feet of lot area is required. The lot encloses over 1,850 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 attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required; one must be provided. This may be possible at the rear of the property.

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, provided that the applicant provides off-street parking to serve at least one of the proposed dwelling units.

TJS/wya/mf

cc: Jim Shetler, Appellant