2011-530

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 / 2115 Saint Paul Street	

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

DATE: December 5, 2011

REQUEST
The Department of Planning has received Evan Featherstone's Board of Municipal and Zoning Appeals (BMZA) application to use the entire premises for 3 dwelling units with two off-street parking spaces in the rear of the property. We understand that this appeal is scheduled for hearing on December 20, 2011.

SITE
2115 Saint Paul Street is located on the east side of the street, approximately 140' north of the intersection with 21st Street. This property measures approximately 20' by 123' and is currently improved with a three-story attached residential building measuring approximately 20' by 70'. 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
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 550 square feet of lot area per dwelling unit (§5-206.c.). In this case, for three dwelling units, 1,375 square feet of lot area is required. The lot encloses 2,460 square feet, and so does meet this requirement.

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.

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 three dwelling units, three parking spaces are required; two can be provided at the rear of the property, accessible from Hargrove 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 recommends approval of the appeal.

TJS/wya/mf

cc: Evan Featherstone, Appellant