2011-511

TJS

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 / 6100 Park Heights Avenue	DATE: December 7, 2011

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

REQUEST
The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Sergey Ivanov, to use the premises as four dwelling units. We understand that this appeal is scheduled for hearing on December 20, 2011.

SITE
6100 Park Heights Avenue is located on the northwest corner of the intersection with Parkington Avenue. This property measures approximately 110'3" along Park Heights Avenue by 217'5" along Parkington Avenue and is currently improved with a two-story-plus-attic detached residential building measuring approximately 21' by 46'. This site is zoned R-5 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

ANALYSIS
Conditional Use: This property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-5 General Residence District.

Lot Area: In this zoning district, multiple-family dwellings require 2,500 square feet of lot area per dwelling unit (§4-806.c.). In this case, for 4 dwelling units, 8,750 square feet of lot area is required. The lot encloses approximately 14,500 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 four dwelling units, 4 parking spaces are required; one is provided in an existing detached garage at the rear of the property, and additional spaces can be provided next to the garage.

RECOMMENDATION
The Department of Planning has no objection to this appeal.

TJS/wya/mf

Southeast

cc:Nathaniel Greene, Appellant