

TJA

FROM

NAME &
TITLE

THOMAS J. STOSUR, DIRECTOR

AGENCY
NAME &
ADDRESSDEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR

SUBJECT

BMZA / 1841 North Caroline Street

CITY of
BALTIMORE
MEMO

TO

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

DATE: February 1, 2013

REQUEST

The Department of Planning has received Frank Brown's Board of Municipal and Zoning Appeals (BMZA) use application to convert the premises from a single-family dwelling to a two-family dwelling, and to retain a rear addition. We understand that this appeal is scheduled for hearing on February 5, 2013.

SITE

1841 North Caroline Street is located on the east side of the street, approximately 135' south of the intersection with North Avenue. This property measures approximately 15'8" by 83' and is currently improved with a three-story building measuring approximately 15'8" by 57' with a rear addition covering the remainder of the lot. This site is zoned R-8 and is located within the Oliver Urban Renewal Plan area and the Old East Baltimore 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 church, which is a permitted use in this R-8 General Residence District. However, the application states that the current use of the property is a single-family dwelling.

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). 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 only encloses 1,300 square feet, and so does not meet this requirement. In the R-7 and R-8 Districts, the conversion of a 1- or 2-family dwelling to additional dwelling units may be authorized, but only by a conditional-use ordinance. Based upon the statement in the application, the Board does not have discretionary authority to approve this application.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the property does not meet lot area requirements for the proposed multiple-family use. This property would require an ordinance to authorize conversion of a 1-family dwelling to a 2-family dwelling in a R-8 Zoning District.

TJS/wya/mf

cc: Frank Brown, Appellant

Eastern