


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 336 Saint Paul Place		

TO

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

DATE: January 30, 2012

REQUEST

The Department of Planning has received Julie Tice's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 336 Saint Paul LLC, to use the entire premises as six dwelling units. We understand that this appeal is scheduled for hearing on February 7, 2012.

SITE

336 Saint Paul Place is located on the southwest corner of the intersection with Mulberry Street. This property measures approximately 23'6" by 88' and is currently improved with a three-and-one-half-story end-of-row building covering the entire lot. This site is zoned B-4-2 and is located within the Central Business District Urban Renewal Plan area and the Cathedral Hill National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-506). In this case, the property was last authorized for use as offices, which is also a permitted use in this B-4 Central Business District. A Vacant Building Notice was issued for this property on November 30, 2011.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, R-6, and R-8 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). There are no bulk regulations for dwellings in the B-4 District.

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

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.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 4 dwelling units (§10-405.1.iv). For six dwelling units, two parking spaces are required; none are or can be provided. No parking was previously required for office use of this property because the building's floor area did not reach the threshold of 50,000 square feet provided in the Zoning Code at §10-405 (17)(i).

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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: Julie Tice, Appellant