


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 / 2-4 South Curley Street		

TO

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

DATE: February 5, 2016

REQUEST

The Department of Planning has received Nick Liparini's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of TLC Real Estate Group LLC, to subdivide the lot and use the property as two single-family attached dwellings. The Zoning Administrator has determined that a variance of the minimum dwelling width standard is needed for approval. We understand that this appeal is scheduled for hearing on February 9, 2016.

SITE

2-4 South Curley Street is located on the west side of the street, approximately 90' south of the intersection with Baltimore Street. This property measures approximately 27'6" by 60' and is currently improved with a two-story end-of-row residential mixed-use building measuring approximately 27'6" by 44'. This site is zoned R-8 and is located within the Patterson Park – Highlandtown National Register Historic District.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as a single-family attached dwelling. The structure was built in 1904 and converted prior to 1929 into a grocery store (street level) and a single-family dwelling (above the store). In 1989 the grocery store use was replaced with use as offices. However, the structure retains its original party wall framework from its 1904 construction, which the applicant intends to use to divide the structure in conjunction with the proposed lot split.

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.

Land Use and Urban Design: Redivision of this property to return it to its original 1904 status would be compatible with the lot dimensions of the portion of this block immediately south of this property, and consistent with the architectural fabric of this community. The applicant should continue working with Planning staff to complete the process of obtaining Planning Commission approval of the proposed subdivision.

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 8-C) in which rowhouse dwellings would be permitted uses (Table 8-301).

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 2-4 South Curley Street

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the proposed subdivision of the property receives approval by the Planning Commission.

TJS/wya/mf

cc: Nick Liparini, Appellant