


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 / 3994-3996 Roland Avenue		

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 Andre' Hinton's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Myong Moon Yop, to convert the premises from a commercial use and one dwelling unit to a commercial use and two dwelling units. The Zoning Administrator has determined that this is a conditional use conversion in a B-1 zoning district. We understand that this appeal is scheduled for hearing on February 9, 2016.

SITE

3994-3996 Roland Avenue is located on the west side of the street, approximately 12' south of the intersection with 41st Street. This property measures approximately 24' by 111'4" and is currently improved with a two-story attached residential mixed-use building measuring approximately 24' by 66'. This site is zoned B-1-2 and is located within the Hampden National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-206). In this case, the property was last authorized for use as a grocery store and a single-family attached dwelling, which are permitted uses in this B-1-2 General Residence District, and a second-hand store, which is a nonconforming use.

Lot Area: In this zoning district, dwellings require 1,100 square feet of lot area per dwelling unit (§6-211.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot encloses 2,672 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 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; two are provided. However, the rear alley is only 10' wide, which does not meet the Zoning Code requirement for access.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 75%, which is within the variable amount the Board may authorize. This variance is only needed due to the 10' width of the alley giving access to the parking on site.

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TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 2-D) in which multi-family dwellings would be conditional uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Andre' Hinton, Appellant