


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 / 2700 Fait Avenue		

TO

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

DATE: February 4, 2015

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Randy Hallman, to use the first floor of the premises as a physician's office. The Zoning Administrator has determined that this is a conditional use in a R-8 Zoning District. We understand that this appeal is scheduled for hearing on February 10, 2015.

SITE

2700 Fait Avenue is located on the northeast corner of the intersection with Lakewood Avenue. This property measures approximately 14' by 68' and is currently improved with a two-story end-of-row residential building measuring approximately 14' by 42'. This site is zoned R-8 and is located within the Canton National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, physicians' or dentists' professional (non-resident) offices, in a structure designed and erected for residential use, subject to the condition that the use is limited to no more than 4 physicians or dentists in the office, are a conditional use, requiring approval by the Board (§4-1103). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this R-8 General Residence District. The application included floor plans showing conversion of the first floor as proposed would produce a 300 square foot office space in the front of the structure and a 76 square foot private office in the rear of the structure. A single parking space in the rear yard would remain.

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 7-D) in which Neighborhood Commercial Establishments would be conditional uses (Table 9-301). "Neighborhood commercial establishment" means "a commercial use that is within a residential neighborhood, but in a structure that is non-residential in its construction and original use" (§1-310 (I)). According to this definition, the proposed use would become nonconforming.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant