


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 / 1918 Mount Royal Terrace		

TO

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

DATE: February 4, 2014

REQUEST

The Department of Planning has received Anthony Gill's Board of Municipal and Zoning Appeals (BMZA) application to convert the existing single-family dwelling to a three-unit multiple-family dwelling. The Zoning Administrator has determined that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on February 11, 2014.

SITE

1918 Mount Royal Terrace is located on the west side of the street, approximately 206' northwest of the intersection with North Avenue. This property measures approximately 23'10" by 85'3" and is currently improved with a three-story end-of-row residential building measuring approximately 20' by 70'. This site is zoned R-9 and is located within the Reservoir Hill Urban Renewal Plan area and the Mount Royal Terrace Historic District.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are a permitted use, and so are allowed (§4-1201). In this case, the property was last authorized for use as a single-family attached dwelling, which is also a permitted use in this R-9 General Residence District.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206.a.). In this case, for three dwelling units, 1,375 square feet of lot area is required. The lot encloses approximately 2,000 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 attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For three dwelling units, three parking spaces are required; one is currently provided in the garage attached to the rear of the dwelling structure. The two additional dwelling units proposed should be provided off-street parking.

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.

Historic District: The subject property is located within the Mount Royal Terrace District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

TransForm Baltimore: This property would become part of the R-7 District (Proposed Zoning Map Area 6-B) in which multi-family dwellings would be permitted uses (Table 9-301). The R-7 Districts would have residential conversion requirements (§9-703) which this property would be able to meet due to the relatively large size of the existing historic row-house. The off-street parking requirement would be 1 parking space per dwelling unit (Table 16-406A), which could be partly met if the rear yard would be used as a parking pad for two vehicles.

RECOMMENDATION

The Department of Planning has no objection to this appeal, and notes that approval of this appeal, if granted, should be conditional upon the applicant obtaining a Notice To Proceed from the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Anthony Gill, Appellant