


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 / 2638 Edmondson Avenue		

TO

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

DATE: February 21, 2014

REQUEST

The Department of Planning has received Wynn Nguyen's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a physician's office. The Zoning Administrator has determined that this is a conditional use in a R-7 District. We understand that this appeal is scheduled for hearing on February 25, 2014.

SITE

2638 Edmondson Avenue is located on the northeast corner of the intersection with Claymont Avenue. This property measures approximately 15' by 85' and is currently improved with a two-story end-of-row residential building measuring approximately 15' by 60'. This site is zoned R-7.

ANALYSIS

Conditional Use: In this zoning district, physicians' or dentists' professional (non-resident) offices, in a structure designed and erected for residential use, are a conditional use, requiring approval by the Board (§4-1003). This property was last authorized for use as a single-family attached dwelling.

Lot Area: In this zoning district, physicians' or dentists' professional offices require a minimum lot area determined by the Board (§4-1006.c.). The lot encloses 1,275 square feet, and has access for its rear yard from a 10' wide alley off Claymont Avenue.

TransForm Baltimore: This property would remain part of a R-7 District (Proposed Zoning Map Area 6-C) in which Neighborhood Commercial Establishments would be conditional uses, but offices would be prohibited uses (Table 9-301). "Office" means "an establishment that engages in the ... application of ... professional expertise ..." (§1-310 (N)(1)). "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)). This application would thus be unapprovable under the terms of the proposed zoning code.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Wynn Nguyen, Appellant