


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 / 2518 Mosher Street		

TO

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

DATE: February 28, 2012

REQUEST

The Department of Planning has received Edwin Coleman's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on March 6, 2012.

SITE

2518 Mosher Street is located on the north side of the street, approximately 139'6" west of the intersection with Warwick Avenue. This property measures approximately 15'6" by 153'10" and is currently improved with a two-story semi-detached residential building measuring approximately 12'6" by 51'. This site is zoned R-6 and is located within the Edmondson National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family semi-detached dwellings are not listed as a permitted or conditional use, and so are not allowed (§4-901 to §4-904). In this case, the property was last authorized for use as a single-family semi-detached dwelling and an accessory family day care facility, which are permitted uses in this R-6 General Residence District.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, R-6, and R-8 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1). As this property is located in a R-6 District, the Board is not authorized to approve conversion of this building for use by more than one family.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the Board is not authorized by the Zoning Code to approve the requested conversion of the premises to multiple-family use in a R-6 Zoning District.

TJS/wya/mf

cc: Edwin Coleman, Appellant