


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 / 2738 Washington Boulevard		

TO

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

DATE: March 15, 2012

REQUEST

The Department of Planning has received Praving Patel'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 20, 2012.

SITE

2738 Washington Boulevard is located on the northwest corner of the intersection with Letitia Avenue. This property measures approximately 25' by 175'4" and is currently improved with a two-story detached residential building measuring approximately 24' by 36' and a separate garage measuring approximately 25' by 23' in the rear yard. This site is zoned O-R-1.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as a single-family dwelling.

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).

Insufficient Lot Area: In this zoning district, dwellings require 2,500 square feet of lot area per dwelling unit (§5-206.b.). In this case, for two dwelling units, 5,000 square feet of lot area is required. The lot only encloses 4,383 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be approximately 12%. The variance requested is within the discretionary range of the Board and so may be allowed.

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 two dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; two are provided by the existing garage.

Mr. David Lanner, BMZA
Executive Director
Page 2
Re: 2738 Washington Boulevard

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Praving Patel, Appellant