


2010-77

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 / 1701 West North Avenue		

TO

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

DATE: April 12, 2010

REQUEST

The Department of Planning has received Fola Olumide's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for one dwelling unit, one efficiency unit, and a commercial use. We understand that this appeal is scheduled for hearing on April 13, 2010.

SITE

1701 West North Avenue is located on the southwest corner of the intersection with Mount Street. This property measures approximately 15' by 80' and is currently improved with a two-story end-of-row building measuring approximately 15' by 60'. This site is zoned B-2-3 and is located within the Sandtown-Winchester Urban Renewal Plan area.

ANALYSIS

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 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). The lot area of this property is approximately 1,200 square feet.

Lot Area: In this zoning district, dwelling units require 550 square feet of lot area, and efficiency dwelling units require 375 square feet per unit (§6-311.d). In this case, for one dwelling unit and one efficiency unit, 925 square feet of lot area is required. The lot encloses 1,200 square feet, and so does meet this requirement.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per two dwelling units and one off-street parking space per 4 efficiency units (§10-405.1.iv). For the proposed dwellings, one parking space is required; none is provided.

Comprehensive Planning: The application requests approval for an unspecified commercial use on the premises. This Department recommends deferral of a hearing on this appeal until the applicant specifies what specific commercial use, from among those uses permitted by the Zoning Code (§6-306 or 6-308), is proposed for this property.

RECOMMENDATION

The Department of Planning recommends approval of the appeal for a dwelling unit and an efficiency unit on the premises. The Department is unable to provide a recommendation concerning the proposed non-residential portion of the property until the applicant has provided additional information about the proposed commercial use.

TJS/ewt/mf

cc: Fola Olumide, Appellant