


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 / 2321 WHITTIER AVENUE		

TO

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

DATE: April 13, 2009

REQUEST

The Department of Planning has received William Broaddus's Board of Municipal and Zoning Appeals (BMZA) application to use premises for two dwelling units; one dwelling unit on first floor, and one dwelling unit on the second and third floors. We understand this appeal is scheduled for hearing on April 14, 2009.

SITE

2321 Whittier Avenue is located on the right side of the street, approximately 184'4" southeast of the intersection with Auchentoroly Terrace. This property measures approximately 21'6" by 110' and is currently improved with a three-story vacant residential building. This site is zoned R-8.

ANALYSIS

Conversion of Dwellings: In the R-7 and R-8 Districts, the Board may approve the conversion of a single-family dwelling to a two-family dwelling only if the property meets the minimum lot size requirements (§3-305.b.3.i).

Lot Area: In this zoning district a minimum of 1,500 square feet is required for two dwelling units (§4-1106). In this case, the lot contains 2,365 square feet meeting the bulk regulations.

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

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 100 %, which is greater than the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning recommends approval as long as the appellant can provide the required off-street parking.

TJS/ewt/jev

cc: William Broaddus, Appellant