


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 / 830 Hollins Street		

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

DATE: April 16, 2015

REQUEST

The Department of Planning has received Lakshmana Manohakan's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Lavira LLC, to use the premises as four dwelling units. The Zoning Administrator has determined that this is a conditional use conversion in a R-9 General Residence Zoning District, and that a variance of off-street parking requirements is needed for approval. We understand that this appeal is scheduled for hearing on April 21, 2015.

SITE

830 Hollins Street is located on the north side of the street, approximately 290' west of the intersection with Fremont Avenue. This property measures approximately 21' by 98'7" and is currently improved with a four-story semi-detached residential building measuring approximately 18' by 62' (first two floors) with a 40' depth on the upper two floors. This site is zoned R-9 and is located within the Poppleton Urban Renewal Plan area and the Hollins Roundhouse National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are a permitted use, and so are allowed (§4-1201). In this case, the property was last authorized for use as a two-family dwelling, which is a permitted use in this R-9 General Residence District.

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).

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206.a.). In this case, for four dwelling units, 1,925 square feet of lot area is required. The lot encloses 2,070 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Poppleton Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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

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requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two additional dwelling units, two parking spaces are required; two can be provided in the rear yard using access via Booth Street, which is 15' wide in this block.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-D) in which multi-family dwellings would be permitted uses (Table 9-301). The R-9 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Lakshmana Manohakan, Appellant