


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 3415 Gwynns Falls Parkway		

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

DATE: April 16, 2015

### REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Walbrook Apartments LLC and Sage Management LLC, to continue to use the premises as 34 dwelling units, with 24 off-street parking spaces. The Zoning Administrator has determined that variances of lot area and coverage and off-street parking requirements are needed for approval. We understand that this appeal is scheduled for hearing on April 21, 2015.

### SITE

3415 Gwynns Falls Parkway is located on the southeast corner of the intersection with Garrison Boulevard. This property measures approximately 287' by 169'7" and is currently improved with a three-story detached multiple-family residential building. This site is zoned R-5.

### ANALYSIS

Use: In this zoning district, multiple-family detached dwellings are a conditional use (§4-803). In this case, the property was last authorized for use as a multiple-family detached dwelling containing 33 dwelling units as approved by the Board in 1967, and as a beauty shop, which is a nonconforming use in this R-5 General Residence District. The applicant is proposing to extinguish nonconforming use of the property by converting the nonconforming use space to an additional dwelling unit.

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). Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below – or if already below, may not be further reduced below – the minimum requirements of this title for a similar new structure or use (§10-204). The applicant is proposing to retain all existing parking spaces on the property.

TransForm Baltimore: This property would remain part of the R-5 District (Proposed Zoning Map Area 5-B) in which multi-family dwellings would be permitted uses (Table 9-301).

### RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant

West