


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 / 1503 East 28 th Street		

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

DATE: April 23, 2010

REQUEST

The Department of Planning has received Ree and Mei Investment, Inc.'s Board of Municipal and Zoning Appeals (BMZA) application to use the entire premises as two dwelling units, one on each floor. We understand that this appeal is scheduled for hearing on April 27, 2010.

SITE

1503 East 28th Street is located on the south side of the street, approximately 275' west of the intersection with the Alameda. This property measures approximately 13'8" by 85' and is currently improved with a two-story porch-front row-house building measuring approximately 13'8" by 47'. This site is zoned R-7 and is located within the Coldstream-Homestead-Montebello Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are listed as a permitted use, and so are allowed (§4-1001).

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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot only encloses approximately 1,168 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 47%. The variance requested exceeds the discretionary range of the Board.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the variance which would be required for approval of the appeal exceeds the discretionary authority of the Board.

TJS/ewt/mf

cc: Ree and Mei Investment, Inc., Appellant