


TJS

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 / 2125 1/2 McCULLOH STREET		

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

DATE: April 6, 2009

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application to use the entire premises as three dwelling units. We understand this appeal is scheduled for hearing on April 28, 2009.

SITE

2125 McCulloh Street is located on the northeast side of the street, approximately 82' southeast of the intersection with Gold Street. This property measures approximately 14'9" by 118'8" and is currently improved with a three-story attached dwelling. This site is zoned R-9 and is located within the Druid Heights 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).

Lot Area Requirement: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206). In this case, for three dwelling units, 1,375 square feet of lot area is required. The lot encloses 1,750 square feet, and so meets this requirement.

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 three dwelling units, three parking spaces are required; one parking space will be provided in the rear yard.

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 67%, which lies within the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

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cc: Ms. Lisa Junker, Appellant