


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 / 41 SOUTH POPPLETON STREET		

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

DATE: April 7, 2009

REQUEST

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

SITE

41 South Poppleton Street is located on the east side of the street, approximately 15' south of the intersection with Boyd Street. This property measures approximately 15' by 66' and is currently improved with a three-story attached dwelling. This site is zoned R-9 and is located within the Poppleton Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, multi-family dwellings are listed as a permitted use, and so they are allowed (§4-1201). This property was last authorized for use as three dwelling units.

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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per efficiency unit (§4-1206). In this case, for three efficiency units, 925 square feet of lot area is required. The lot encloses 990 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 efficiency units, three parking spaces are required; none are provided. ... 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). Three efficiency units do not require any additional parking spaces.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/ewt

cc: Mr. Walid Hajj, Appellant