


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 / 4107 Ridgewood Avenue		

TO

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

DATE: May 21, 2012

REQUEST

The Department of Planning has received Nick Scardina's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as four dwelling units. We understand that this appeal is scheduled for hearing on May 29, 2012.

SITE

4107 Ridgewood Avenue is located on the south side of the street, approximately 225' west of the intersection with Granada Avenue. This property measures approximately 75' by 125' and is currently improved with a three-story detached residential building measuring approximately 32' by 50'. This site is zoned R-2 and is located within the Rogers Avenue Transit Station Urban Renewal Plan area and the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-2 General Residence District (§4-503).

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 7,300 square feet of lot area per dwelling unit (§4-506.c.). In this case, for four dwelling units, 25,550 square feet of lot area is required. The lot only encloses 9,375 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 63%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

Urban Renewal Plan: This property is located in the Rogers Avenue Transit Station Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district beyond what is allowed by the applicable zoning regulations.

Comprehensive Planning: The Department of Planning typically will only support one dwelling unit per floor, and normally does not support units in basements. The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, LEARN calls for better land use and

urban design standards in order to improve the neighborhoods in our City. To further encourage the excessive conversion of residences, or by maintaining properties in a nonconforming status, confounds this process. The Department recommends that the portion of the application requesting authorization for two dwelling units on the second floor of the premises be disapproved, as it would tend to overcrowd the property.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, as any dwelling units that would be added to the number of dwelling units already in place on the property would increase the degree of nonconformity of the property in relation to the minimum lot area required by the Zoning Code. The number of dwelling units requested, four, should be disapproved because the amount of lot area variance that would be required for approval would exceed the Board's discretionary authority provided in the Zoning Code.

TJS/wya/mf

cc: Nick Scardina, Appellant