

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 / 825 Hollins Street		

TO

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

DATE: May 25, 2012

REQUEST

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

SITE

825 Hollins Street is located on the south side of the street, approximately 241' west of the intersection with Martin Luther King, Jr. Boulevard. This property measures approximately 21'5" by 137'5" and is currently improved with a two-story-plus-attic residential building measuring approximately 21'5" by 90'. This site is zoned R-9 and is located within the Poppleton Urban Renewal Plan area and the Hollins Roundhouse National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are a permitted use, and so are allowed (§4-1201). In this case, the property was last authorized for use as a multiple-family dwelling, but has reverted to single-family dwelling status under the Zoning Code.

Urban Renewal Plan: This property is located in the Poppleton Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206.a.). In this case, for three dwelling units, 1,375 square feet of lot area is required. The lot encloses approximately 2,940 square feet, and so does meet this requirement.

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). In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 3 dwelling units, 3 parking spaces are required; 2 are provided if parking is perpendicular to Boyd Street. The applicant is proposing angled parking with a drive aisle on the rear yard of the property, but has not provided a site plan showing that the proposed 4 parking spaces would be accessible as defined in the Zoning Code. Given the width of this property, it is extremely unlikely that angled parking with unimpeded access to Boyd Street could be created.

Comprehensive Planning: The community is opposed to four units at this property because the owner has not demonstrated that all of the four parking spaces which he intends to provide at the rear of the property would be accessible to and from the public street.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before **proceeding with any improvements which may be authorized as a result of this appeal.**

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the applicant cannot provide at least one off-street parking space meeting Zoning Code requirements for accessibility from a public street or alley for each dwelling unit on the property. The Department would encourage the applicant to address any other concerns that the community may have with this application in addition to the off-street parking concern.

TJS/wya/mf

cc: Clifton Addison, Appellant