

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 2233 Rogene Drive		

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

DATE: June 4, 2010

### REQUEST

The Department of Planning has received Ivymount Associates' Board of Municipal and Zoning Appeals (BMZA) application to convert lower level unfinished space to one dwelling unit at six addresses, plus add two dwelling units on the bath-house lot, for a total increase of dwellings on site from 152 to 160. We understand that this appeal is scheduled for hearing on June 8, 2010.

### SITE

2233 Rogene Drive is located on the south side of the street, extending westerly from the intersection with Bonnie View Drive. This property contains approximately 23.3 acres and is currently improved with a series of three-story walk-up garden apartment buildings. This site is zoned R-2.

### ANALYSIS

Conditional Use: In this zoning district, increases in multiple-family dwellings containing 100 or more dwelling units require approval by the Board (§4-503).

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 160 dwelling units, 1,164,350 square feet of lot area is required. The lot only encloses 1,058,464 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 9%. The variance requested is within the discretionary range of the Board and so may be allowed.

Lot Coverage: There is no change proposed to the existing lot coverage, as the additional dwelling units would be created by conversion of interiors of existing buildings.

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). In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 160 dwelling units, 160 parking spaces are required; 230 are provided.

### RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Ivymount Associates, Appellant

Northwest