


TJA

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 / 708 Park Avenue		

TO

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

DATE: June 4, 2013

REQUEST

The Department of Planning has received Julie Tice's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Vassiliki Aloneftis, to use the premises as six dwelling units with three off-street parking spaces. The Zoning Administrator has determined that this is a conversion from an existing single-family use in a O-R District. We understand that this appeal is scheduled for hearing on June 11, 2013.

SITE

708 Park Avenue is located on the west side of the street, approximately 26' north of the intersection with Teakle Alley. This property measures approximately 30' by 176' and is currently improved with a three-story residential building measuring approximately 30' by 106' and a separate two-story carriage house building fronting on Tyson Street measuring approximately 30' by 24'. This site is zoned O-R-3 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as a foster home for more than 6 children (group home), which is a conditional use in this O-R Office-Residence District.

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). In this zoning district, multiple-family dwellings require 200 square feet of lot area per dwelling unit (§5-206.d). In this case, for six dwelling units, 1,100 square feet of lot area is required. The lot encloses 5,280 square feet, and so does meet this requirement.

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

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.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 dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For six dwelling units, three parking spaces are required; three are to be provided in the carriage house, accessible from Tyson Street.

TransForm Baltimore: This property would become part of a O-R-2 District (Proposed Zoning Map Area 7-C) in which multi-family dwellings would be a permitted use (Table 12-301) subject to the same minimum lot area requirement that is now imposed in the current O-R-3 District (Table 12-302).

Historic District: The subject property is located within the Mount Vernon District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Julie Tice, Appellant