


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 / 2219 Saint Paul Street		

TO

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

DATE:

June 12, 2014

**REQUEST**

The Department of Planning has received Michael Washington's Board of Municipal and Zoning Appeals (BMZA) application to convert the premises from offices and two dwelling units to four dwelling units. The Zoning Administrator has determined that this is a conditional use conversion and that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on June 17, 2014.

**SITE**

2219 Saint Paul Street is located on the east side of the street, approximately 129' south of the intersection with 23<sup>rd</sup> Street. This property measures approximately 18' by 123' and is currently improved with a three-story attached residential mixed-use building measuring approximately 18' by 72'. This site is zoned O-R-2 and is located within the Charles / 25<sup>th</sup> Urban Renewal Plan area and the Old Goucher College National Register 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 offices: business and professional, which is also a permitted 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).

Lot Area: In this zoning district, dwellings require 550 square feet of lot area per dwelling unit (§5-206.c.). In this case, for four dwelling units, 2,200 square feet of lot area is required. The lot encloses 2,214 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Charles / 25<sup>th</sup> 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 attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For four dwelling units, two parking spaces are required; none are provided presently, although two could be if a parking pad accessible from Hargrove Street would be created in the rear yard.

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.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings would be permitted uses (Table 9-301). The R-8 Districts would have conversion requirements that include having a gross floor area of 750 square feet per 1-bedroom unit if the building was previously a single-family dwelling (§9-703), and would require one off-street parking space per dwelling (Table 16-406A).

### **RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant providing at least two off-street parking spaces for the residents of the property.

TJS/wya/mf

cc: Michael Washington, Appellant