


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 / 2119 North Charles Street		

TO

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

DATE:

May 13, 2014

**REQUEST**

The Department of Planning has received Derrick Brice's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units and retain commercial use in the first floor of the premises. The Zoning Administrator has determined that this is a conditional use conversion in a B-2 District. We understand that this appeal is scheduled for hearing on May 20, 2014.

**SITE**

2119 North Charles Street is located on the east side of the street, approximately 100' south of the intersection with 22<sup>nd</sup> Street. This property measures approximately 20' by 120' and is currently improved with a three-story attached originally residential building measuring approximately 20' by 53'. This site is zoned B-2-3 and is located within the Charles North Revitalization Area Urban Renewal Plan area and the Old Goucher College National Register Historic District.

**ANALYSIS**

Use: In this zoning district, dwellings and commercial uses are permitted uses, and so are allowed (§6- to §). In this case, the property was last authorized for use as a grocery store and a beauty shop, which are permitted uses in this B-2 Community Business District.

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

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 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; two are provided on a parking pad in the rear of the property.

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.

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TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings would be conditional uses (Table 10-301). The C-1 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Derrick Brice, Appellant