


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>TJS/for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 6939 Reisterstown Road		

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

DATE: June 14, 2010

REQUEST

The Department of Planning has received Hylton Fullerton's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for 3 apartments. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

6939 Reisterstown Road is located on the east side of the street, approximately 180' south of the intersection with Fallstaff Road. This property measures approximately 22' by 125' and is currently improved with a two-story row-house building measuring approximately 22' by 34'. This site is zoned R-7 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are listed as a permitted use, and so are allowed (§4-1001).

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for 3 dwelling units, 2,750 square feet of lot area is required. The lot encloses 2,750 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). As 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).

Off-Street Parking: 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; two can be provided.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/wya/mf

cc: Hylton Fullerton, Appellant