


FROM	NAME & TITLE	for <i>Thes Ngonang</i> THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3800-3810 Fallstaff Road		

TO

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

DATE:

June 27, 2014

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of CHAI – Fallstaff Limited Partnership, to use the premises as sixteen dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of a 13-unit multiple-family dwelling to a 16-unit multiple-family dwelling, and that a variance of Zoning Code lot area requirements is needed for approval. We understand that this appeal is scheduled for hearing on July 1, 2014.

SITE

3800-3810 Fallstaff Road is located on the northwest corner of the intersection with Fieldcrest Road. This property measures approximately 344'10" along Fallstaff Road and approximately 145'7" along Fieldcrest Road and contains approximately 0.733 acre, and is currently improved with a two-story-plus partially exposed basement detached multiple-family residential building. This site is zoned R-5 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

ANALYSIS

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). The applicant is proposing to create three additional dwelling units in the basement of the building, using space now allocated to two non-resident professional offices that are vacant.

Lot Area: In this zoning district, multiple-family dwellings require 2,500 square feet of lot area per dwelling unit (§4-806.c.). In this case, for 16 dwelling units, 38,750 square feet of lot area is required. The lot encloses approximately 31,930 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 17%. The variance requested is within the discretionary range of the Board and so may be allowed.

TransForm Baltimore: This property would remain part of a R-5 District (Proposed Zoning Map Area 1-A) in which multi-family dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Lisa Junker, Appellant

Northwest