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| 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 / 7220-7238 Park Heights Avenue | | |

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 Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Wilshire Apartments LLC, to use the premises as forty dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of a 38-unit multiple-family dwelling to a 40-unit multiple-family dwelling, and that a variance of Zoning Code lot area requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on July 1, 2014.

SITE

7220-7238 Park Heights Avenue is located on the southwest side of the street, approximately 125' southeast of the intersection with Shelburne Road. This property measures approximately 200' by 513' and is currently improved with a two-story U-shaped multiple-family detached 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 two additional dwelling units in the basement of the building, using space now allocated to storage.

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 40 dwelling units, 98,750 square feet of lot area is required. The lot encloses approximately 101,700 square feet, and so does meet this requirement.

TransForm Baltimore: This property would become 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: Nate Pretl, Appellant