

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 / 1637 GWYNNS FALLS PARKWAY		

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

DATE: July 2, 2009

REQUEST

The Department of Planning has received Lee Giroux's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as four dwelling units: one dwelling unit in the basement, one dwelling unit on the first floor, one dwelling unit on the second floor, and one dwelling unit on the third floor. We understand this appeal is scheduled for hearing on July 7, 2009.

SITE

1637 Gwynns Falls Parkway is located on the southeast side of the street, approximately 31' northeast of the intersection with Woodbrook Avenue. This property measures approximately 15'7" by 120' and is currently improved with a three-story attached dwelling. This site is zoned R-8.

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). In the previous request via case 1006-07X, the appellant requested three dwelling units. Planning did not object in that request, so long as off-street parking was provided. In this case, we cannot support the additional dwelling unit.

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106). In this case, for four dwelling units, 2,625 square feet of lot area is required. The lot only encloses 1,870 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 29%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

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 four dwelling units, four parking spaces are required; none are shown to be provided.

Mr. David Tanner, BMZA
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Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt

cc: Ms. Lee Giroux, Appellant