


TJA

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 / 617-19 NORTH CAREY STREET		

TO

DATE:

May 21, 2009

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

REQUEST

The Department of Planning has received Nathaniel L. Greene's Board of Municipal and Zoning Appeals (BMZA) application to consolidate 617-19 North Carey Street and continue to use the premises as six dwelling units: two dwelling units on the first floor, two dwelling units on the second floor, and two dwelling units on the third floor. We understand that this case has not yet been scheduled for hearing.

SITE

617 and 619 North Carey Street are located on the east side of the street, approximately 142' north of the intersection with Edmondson Avenue. These properties together measure approximately 32' by 102' and are currently improved with three-story attached dwellings. This site is zoned R-8 and is located within the Harlem Park Urban Renewal Plan area.

ANALYSIS

Permitted Use: In this zoning district, multi-family attached dwellings are listed as a permitted use (§4-1101). In this case, each of these two properties was last authorized for use as three dwelling units each.

Insufficient Lot Area: In this zoning district, multiple family dwellings require 750 square feet of lot area per dwelling unit (§4-1106). Six dwelling units require 4,125 square feet of lot area. The lot only encloses 3,264 square feet.

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

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/ewt

cc: Mr. Nathaniel L. Greene, Appellant