


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4303 SPRINGDALE AVENUE		

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

DATE: May 20, 2009

### REQUEST

The Department of Planning has received Sanjeen K. Shahjpal's Board of Municipal and Zoning Appeals (BMZA) application to use the property known as 4303 Springdale Avenue as two dwelling units. We understand that this appeal has not yet been scheduled for hearing.

### SITE

4303 Springdale Avenue is located on the southwest side of the street, approximately 318' southeast of the intersection with Eldorado Avenue. This property measures approximately 50' by 185' and is currently improved with a two-story detached dwelling. This site is zoned R-2.

### 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). As this property is located in the R-2 General Residence District, it is not eligible for conversion. For this reason, the appeal should be denied.

Insufficient Lot Area: In this zoning district, multiple family dwellings require 7,300 square feet of lot area per dwelling unit (§4-506.c). In this case, for two dwelling units, 14,600 square feet of lot area is required. The lot only encloses 9,250 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 36.6%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

Off-Street Parking and Variance: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required. 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).

Mr. David Tanner, BMZA  
Executive Director  
Page 2  
Re: 4303 Springdale Avenue

**RECOMMENDATION**

The Department of Planning recommends disapproval of the appeal.

TJS/ewt

cc: Sanjeen K. Shahjpal, Appellant