


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 / 2504 DRUID HILL AVENUE		

TO

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

DATE: May 28, 2009

REQUEST

The Department of Planning has received Michael Hall's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for two dwelling units: one dwelling unit in the basement and on the first floor, and one dwelling unit on the second and third floors. We understand this appeal is scheduled for hearing on June 9, 2009.

SITE

2504 Druid Hill Avenue is located on the southwest side of the street, approximately 29' northwest of the intersection with Retreat Street. This property measures approximately 15' by 97' and is currently improved with a three-story attached dwelling. This site is zoned R-9 and is located within the Penn-North Urban Renewal 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).

Lot Area Requirement: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 1,455 square feet, and so meets this requirement.

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 two dwelling units, two parking spaces are required; none are provided.

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 approval of the appeal only if one parking space is provided in the rear yard to serve the new dwelling unit.

TJS/ewt

cc: Mr. Michael Hall, Appellant