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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 / 1927 Edmondson Avenue		

TO

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

DATE: July 19, 2013

REQUEST

The Department of Planning has received Manzoor Faridi's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. The Zoning Administrator has determined that a variance of lot area Zoning Code requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on July 23, 2013.

SITE

1927 Edmondson Avenue is located on the south side of the street, at its intersection with Appleton Street. This property measures approximately 14'2" by 100' and is currently improved with a three-story attached residential building measuring approximately 14'2" by 57'. This site is zoned B-2-2.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a multiple-family attached dwelling. The premises is currently vacant, which has resulted in its reversion to single-family attached dwelling status under the Zoning Code.

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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§6-311.c). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot only encloses 1,416.67 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 35%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 6-C) in which multi-family dwellings would be conditional uses (Table 10-301). The C-1 Districts would have lot area requirements of 550 square feet per dwelling unit which would allow this property to meet lot area requirements for two dwelling units.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the amount of lot area variance that would be required for approval would exceed the Board's discretionary authority provided in the Zoning Code.

TJS/wya/mf

cc: Manzoor Faridi, Appellant