

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 / 500 West University Parkway		

TO

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

DATE: January 6, 2014

REQUEST

The Department of Planning has received Martin Cadogan's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Carlyle Apartments Associates LLC, to convert an existing first-floor restaurant to three dwelling units, and convert doctors' offices to six dwelling units. The Zoning Administrator has determined that a variance of Zoning Code lot area requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on January 14, 2014.

SITE

500 West University Parkway is located on the north side of the street, approximately 218' northwest of the intersection with Linkwood Road. This property measures approximately 313'7" along University Parkway and contains approximately 1.146 acre, and is currently improved with a 16-story multiple-family detached building covering approximately ¾ of the lot. This site is zoned R-10.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1301). In this case, the property was last authorized for use as a multiple-family dwelling containing over 100 units and a grocery store, which are permitted uses in this R-10 General Residence District.

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 200 square feet of lot area per dwelling unit and 135 square feet of lot area per efficiency unit (§4-1306.a.). In this case, for 255 existing dwelling units, 50,900 square feet of lot area is required; for 24 existing efficiency units, 3,240 square feet of lot area is required. The proposed conversions would add nine more dwelling units, bringing the total lot area required to 52,700 for the dwelling units and 55,940 square feet for the total number of living units. The lot only encloses 49,920 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 10%. The variance requested is within the discretionary range of the Board and so may be allowed.

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Lot coverage: The proposed use would not result in any increase in lot coverage. The additional dwelling units would be created entirely within the existing structure, which exceeds the allowable 6.0 floor area ratio (FAR) for the R-10 District, but which was constructed prior to 1971.

TransForm Baltimore: This property would remain part of the R-10 District (Proposed Zoning Map Area 2-D) in which multi-family dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Martin Cadogan, Appellant