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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 / 2272 Druid Park Drive | | |

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

DATE: August 4, 2015

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Michael Volatile, to use the premises as two dwelling units. The Zoning Administrator has determined that this is a prohibited conversion of a single-family dwelling unit in a R-6 zoning district. We understand that this appeal is scheduled for hearing on August 11, 2015.

SITE

2272 Druid Park Drive is located on the north side of the street, approximately 250' east of the intersection with Greenspring Avenue. This property measures approximately 21' by 128'4" and is currently improved with a two-story attached residential building measuring approximately 21' by 62'. This site is zoned R-6.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are not listed as a permitted or conditional use, and so are not allowed (§4-901 to §4-904). In this case, the property was last authorized for use as a single-family semi-detached dwelling, which is a permitted use in this R-6 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). The Board is thus not authorized to approve this application.

TransForm Baltimore: This property would remain part of the R-6 District (Proposed Zoning Map Area 2-C) in which multi-family dwellings would be permitted uses (Table 9-301). The conversion of single-family dwellings to multi-family dwellings would not be allowed in R-6 Districts (§9-701).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the Board is not authorized by the Zoning Code to approve conversion of single-family dwellings to multiple-family dwellings in a R-6 zoning district, where this property is located.

TJS/wya/mf

cc: Nate Pretl, Appellant