


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 / 1539 Light Street		

TO

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

DATE: September 3, 2015

**REQUEST**

The Department of Planning has received William Christ's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Irving McKenzie, to convert the premises from a vacant commercial space and one dwelling unit to two dwelling units. The Zoning Administrator has determined that this is a conditional use conversion in a B-2 zoning district. We understand that this appeal is scheduled for hearing on September 8, 2015.

**SITE**

1539 Light Street is located on the east side of the street, approximately 15'11" north of the intersection with Randall Street. This property measures approximately 15'10" by 80' and is currently improved with a three-story attached residential mixed-use building covering the entire lot. This site is zoned B-2-3 and is located within the Riverside National Register Historic District.

**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 single-family attached dwelling.

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: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§6-311.d.). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 1,270 square feet, and so does meet this requirement.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; none are or can be provided. Previous use of this property also may provide a credit toward this requirement.

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**Historic District:** The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

**TransForm Baltimore:** This property would become part of a C-1 District (Proposed Zoning Map Area 11-A) in which multi-family dwellings would be conditional uses (Table 10-301).

**RECOMMENDATION**

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: William Christ, Appellant