


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 / 1216 North Calvert Street		

TO

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

DATE: September 3, 2015

REQUEST

The Department of Planning has received Mervyn and Fei Daniel's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as four dwelling units and a basement office. The Zoning Administrator has determined that this is a conditional use conversion of single-family dwelling to a multiple-family dwelling in an O-R zoning district. We understand that this appeal is scheduled for hearing on September 8, 2015.

SITE

1216 North Calvert Street is located on the west side of the street, approximately 147'3" north of the intersection with Biddle Street. This property measures approximately 20'8" by 122'5" and is currently improved with a four-story attached residential building measuring approximately 20'8" by 78'. This site is zoned O-R-4 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as a single-family 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 200 square feet of lot area per dwelling unit (§5-206.d.). In this case, for four dwelling units, 800 square feet of lot area is required. The lot encloses 2,530 square feet, and so does meet this requirement.

Historic District: The subject property is located within the Mount Vernon District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. However, the Plan does impose specific off-street parking requirements relating to residential uses in land use area designated as Office-Residential (see below).

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 4 dwelling unit (§10-405.1.iv). For four dwelling units, one parking space is required; at least one is provided in the rear yard, accessible from Hargrove Street.

The Mount Vernon Urban Renewal Plan requires one off-street parking space per 2 dwelling units for multiple-family dwellings within the areas designated by the Plan as Office-Residential. This property is in one of those areas, and so must provide two off-street parking spaces to serve four dwelling units. Two spaces are provided on a parking pad in the rear yard.

TransForm Baltimore: This property would become part of the OR-2 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings would be permitted uses (Table 12-301). The minimum lot area per dwelling unit in OR-2 Districts would be identical to current requirements (Table 12-302).

RECOMMENDATION

The Department of Planning has no objection to this appeal. If approval is granted by the Board, approval should be subject to the condition that any and all exterior construction, alteration, or demolition related to the approved use is completed according to a Notice To Proceed issued by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Mervyn and Fei Daniel, Appellants