


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 / 2847-2851 Huntingdon Avenue		

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

DATE: July 10, 2015

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of FUMA Real Estate LLC, to continue to use the first floor of the premises as a laundromat, and to use the upper two floors of the structure as two dwelling units, one per floor. The Zoning Administrator has determined that this is a conditional use conversion of a single-family dwelling in a B-3 zoning district, and that a variance of lot area requirements is needed for approval. We understand that this appeal is scheduled for hearing on July 14, 2015.

SITE

2847-2851 Huntingdon Avenue is located on the southeast corner of the intersection with 29th Street. This property measures approximately 41'6" by 49' and is currently improved with a three-story semi-detached building covering the entire lot. This site is zoned B-3-2.

ANALYSIS

Use: In this zoning district, dwellings and launderettes are permitted uses, and so are allowed (§6-406). In this case, the property was last authorized for use as a launderette.

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 (§6-411.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot only encloses 2,033 square feet, and so does not meet this requirement. However, §6-105.b.2. of the Zoning Code permits approval of an additional dwelling unit if the fraction determined by dividing the total area of the lot by the lot area requirement exceeds 50% or more of the required lot area factor; in this case, the result is 92%.

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.

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Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 75%, which is within the variable amount the Board may authorize.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 6-B) in which Personal Services Establishments and dwellings above the ground floor would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nathaniel Greene, Appellant