


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 / 907 Hollins Street		

TO

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

DATE:

August 22, 2014

**REQUEST**

The Department of Planning has received Mihretu Ted Tadesse's Board of Municipal and Zoning Appeals (BMZA) application to convert an existing single-family dwelling into a part of an existing adult learning center now located at 901 Hollins Street. This conversion is to be accomplished in part by construction of a three-story rear addition and partial new third floor. The Zoning Administrator has determined that this is a conditional use modification and that a variance of Zoning Code rear yard setback requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on September 9, 2014.

**SITE**

907 Hollins Street is located on the south side of the street, approximately 44' west of the intersection with Poppleton Street. This property measures approximately 14' by 60' and is currently improved with a three-story attached building measuring approximately 14' by 38'. This site is zoned R-8 and is located within the Poppleton Urban Renewal Plan area.

**ANALYSIS**

**Conditional Use:** In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-1103). The applicant is proposing to increase the size of the existing St. Peter's Adult Learning Center and Community Center by combining 901 Hollins Street and 907 Hollins Street. This will require consolidation of the lots (Block 219, Lot 55/57 and Block 219, Lot 58) if the two buildings are joined. Due to insufficient lot size, 907 Hollins Street cannot be approved for use as a multi-purpose neighborhood center by itself, as its lot only contains 840 square feet and 5,000 square feet of lot area is required for a conditional use like a multi-purpose neighborhood center in a R-8 zoning district (§4-1106.c.).

**Urban Renewal Plan:** This property is located in the Poppleton Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

**Lot Coverage:** The existing structure covers approximately 62% of the property. A conditional-use structure may not cover more than 40% of the lot area (§4-1106.c.). In this case, the proposed addition would result in the structure covering approximately 72% of the property, which would exceed this standard.

**Lot Coverage Variance:** The Board may grant a variance to authorize a lot coverage that is more than that otherwise allowed by the applicable regulation (§15-202.b).

**Required Yard:** In this zoning district, a minimum rear yard setback of 25' is required (§4-1107.c.). In this case, the proposed addition will project to within 17' of the rear lot line.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 6-D) in which educational facilities: primary and secondary, would be permitted uses, and community centers would be conditional uses (Table 9-301).

#### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal, subject to the condition that this property and the adjoining property known as 901 Hollins Street are consolidated before construction of the improvements relating to the change of use of this property.

TJS/wya/mf

cc: Mihretu Ted Tadesse, Appellant