


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 / 4602 Harford Road		

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

DATE: September 9, 2010

REQUEST

The Department of Planning has received Allene Graves' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a commercial space and two dwelling units. We understand that this appeal is scheduled for hearing on September 14, 2010.

SITE

4602 Harford Road is located on the west side of the street, approximately 24' north of the intersection with Grindon Avenue. This property measures approximately 23' by 123' and is currently improved with a two-story semi-detached building measuring approximately 16' by 93', currently permitted as an antique shop and a dwelling. This site is zoned B-3-2.

ANALYSIS

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 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 encloses approximately 2,825 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). As 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).

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 100%, which requires the Board to authorize a reduction of a fractional space.

Computation of spaces: (a) Fractional spaces. When the application of this subtitle results in a requirement for a fractional space: (1) any fraction less than ½ may be disregarded; and (2) any fraction of ½ or more counts as 1 parking space (§10-402).

RECOMMENDATION

The Department of Planning has no objection to this appeal, provided that a fractional off-street parking space reduction is authorized by the Board to accommodate the inaccessibility of the rear portion of this property.

TJS/wya/mf

cc: Allene Graves, Appellant