


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 / 2504 Druid Hill Avenue		

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

DATE: September 16, 2015

REQUEST

The Department of Planning has received Maren Bair's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. The Zoning Administrator has determined that this is a conditional use conversion in a R-9 zoning district. We understand that this appeal is scheduled for hearing on September 22, 2015.

SITE

2504 Druid Hill Avenue is located on the southwest side of the street, approximately 29' northwest of the intersection with Retreat Street. This property measures approximately 15' by 97' and is currently improved with a three-story attached dwelling. This site is zoned R-9 and is located within the Penn-North Transit Station Urban Renewal Plan area.

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 Requirement: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 1,455 square feet, and so meets this requirement.

Urban Renewal Plan: This property is located in the Penn-North Transit Station Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required; none are provided, although one could be, in the rear yard.

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 R-8 District (Proposed Zoning Map Area 6-B) in which multi-family dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Maren Bair, Appellant
Central