


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 / 3919 Edmondson Avenue		

TO

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

DATE: September 18, 2014

REQUEST

The Department of Planning has received Stephen Pinnick's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units. The Zoning Administrator has determined that this would be a conditional use conversion in a R-6 Zoning District. We understand that this appeal is scheduled for hearing on September 23, 2014.

SITE

3919 Edmondson Avenue is located on the southeast corner of the intersection with Normandy Avenue. This property measures approximately 22' by 105' and is currently improved with a two-story end-of-row residential building measuring approximately 21' by 43'. This site is zoned R-6.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are not listed as a permitted or conditional use, and so are not allowed (§4-901 to §4-904). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this R-6 General Residence District.

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). The Board is thus not authorized to approve this application for a property located in a R-6 District.

TransForm Baltimore: This property would remain part of the R-6 District (Proposed Zoning Map Area 5-D) in which multi-family dwellings would be permitted uses (Table 9-301). However, conversion of a single-family dwelling to a multi-family dwelling would not be allowed in the R-6 Districts (§9-701).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the Zoning Code does not authorize conditional use conversion of a dwelling in a R-6 Zoning District, where this property is located, and because approval would create of a new nonconforming use, creation of which is also not authorized in the Zoning Code.

TJS/wya/mf

cc: Stephen Pinnick, Appellant

Southwest