


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 / 2211 Eastern Avenue		

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

DATE: October 16, 2015

REQUEST

The Department of Planning has received Mark Guglielmi's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as three dwelling units and a salon, while adding a rooming unit in the rear. The Zoning Administrator has determined that a variance of lot area requirements is needed for approval. We understand that this appeal is scheduled for hearing on October 20, 2015.

SITE

2211 Eastern Avenue is located on the south side of the street, approximately 71' east of the intersection with Collington Avenue. This property measures approximately 14'4" by 100' and is currently improved with a three-story building with several two-story rear additions collectively covering approximately 95% of the lot. This site is zoned B-3-3 and is located within the Canton Waterfront Urban Renewal Area and the Canton National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use as a beauty salon, which is also a permitted use in this B-3 Community Commercial District, and three dwelling units.

Insufficient Lot Area: In this zoning district, dwellings require 550 square feet of lot area per dwelling unit and 275 square feet of lot area per rooming unit (§6-411.d.). In this case, for three dwelling units, 1,650 square feet of lot area is required, plus 275 square feet of lot area for the proposed efficiency unit. The lot only encloses 1,433 square feet, and so does not meet this requirement. However, dividing the available lot area by the required lot area produces a fraction greater than 0.50 or 50%, allowing the proposed additional unit (§6-105).

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

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, rooming units require one off-street parking space per six units (§10-405.1.iv). For one rooming unit, 1/6 of a parking space is required; none are or can be provided, and none is required as the three dwelling units pre-date the adoption of the current Zoning Code.

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TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 7-D) in which multi-family dwellings would be conditional uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Mark Guglielmi, Appellant