


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 / 1000 South Ellwood Avenue		

TO

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

DATE: November 12, 2015

REQUEST

The Department of Planning has received Ian Sokoloski's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as four dwelling units and construct a one-story four-car detached garage with rooftop deck in the rear yard. The Zoning Administrator has determined that this is a conditional use conversion in a R-8 zoning district. We understand that this appeal is now scheduled for hearing on November 17, 2015, having been postponed from July 28, 2015.

SITE

Please refer to the previous memorandum of July 23, 2015.

ANALYSIS

Please refer also to the previous memorandum of July 23, 2015.

In the July 23, 2015 memorandum, the Department of Planning noted two issues of significance concerning this application:

1. The proposed conversion is of a vacant structure, which in this zoning district has the status of a single-family dwelling, conversion of which into multiple dwellings must be authorized by ordinance.
2. The proposed parking facility (detached or attached garage, with or without a rooftop deck) will not be accessible unless a curb cut on Dillon Street is approved to create access for it. The applicant has not received approval for such a curb cut.

As noted in the July 23, 2015 memorandum, prior use of this property for a church may create a credit for off-street parking sufficient to offset the current Zoning Code requirement, thus obviating any need for a curb cut or a variance of the off-street parking requirement.

RECOMMENDATION

The Department of Planning continues to recommend disapproval of this appeal, because the Zoning Code does not authorize the Board to approve conditional use conversions of vacant buildings having the status of single-family dwellings to multiple-family dwellings in the R-8 zoning district, where this property is located.

TJS/wya/mf

cc: Ian Sokoloski, Appellant