


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 / 834 Hollins Street		

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

DATE: November 25, 2013

REQUEST

The Department of Planning has received Robert Sanchez's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use the premises as two dwelling units. The Zoning Administrator has determined that this is a conditional use in a R-9 District, and that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on November 26, 2013.

SITE

834 Hollins Street is located on the north side of the street, approximately 325' west of the intersection with Martin Luther King, Jr. Boulevard. This property measures approximately 18' by 141' and is currently improved with a three-story semi-detached residential building measuring approximately 18' by 72'. This site is zoned R-9 and is located within the Poppleton Urban Renewal Plan area and the Hollins Roundhouse National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1201). In this case, the property was last authorized for use as a single-family dwelling, which is a permitted use in this R-9 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).

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§4-1206.a.). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 2,538 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Poppleton 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, multiple-family 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 or can be

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provided. The property is credited with one parking space due to its having been developed prior to adoption of the Zoning Code's off-street parking requirements.

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.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-D) in which multi-family dwellings would be permitted uses (Table 9-301). The R-8 Districts would have residential conversion requirements of 1,500 square feet of existing floor area in the structure and would require the new dwelling units to have 750 square feet of floor area for a 1-bedroom unit and 1,000 square feet of floor area for a 2-bedroom unit, with at least one parking space provided for each dwelling unit (§9-703).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Robert Sanchez, Appellant