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|-------------|-----------------------|--|---|--|
| 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 / 3323 East Baltimore Street | | |

TO

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

DATE: November 25, 2015

REQUEST

The Department of Planning has received Carlos Pacheco'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 B-2 zoning district. We understand that this appeal is scheduled for hearing on December 1, 2015.

SITE

3323 East Baltimore Street is located on the south side of the street, approximately 16'6" west of the intersection with Highland Avenue. This property measures approximately 15' by 74' and is currently improved with a three-story attached residential building measuring approximately 15' by 60'. This site is zoned B-2-3 and is located within the Patterson Park – Highlandtown National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a single-family attached dwelling and a professional office, which are permitted uses in this B-2 Community Business District.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§6-311.d.). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 1,110 square feet, and so does meet this requirement.

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 attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; none are or can be provided meeting the Zoning Code requirement for access using a 15' wide alley, as the rear alley is only 12'6" wide. Prior use may provide a credit for the needed parking space.

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.

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TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 8-C) in which multi-family dwellings would be conditional uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Carlos Pacheco, Appellant