


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 / 1121 North Caroline Street		

TO

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

DATE: December 3, 2009

REQUEST

The Department of Planning has received Josette Levasseur's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for four dwelling units. We understand that this appeal was scheduled for hearing on November 24, 2009, but has been postponed to December 8, 2009.

SITE

1121 North Caroline Street is located on the east side of the street, approximately 105' south of the intersection with East Biddle Street. This property measures approximately 20' by 150' and is currently improved with a three-story building measuring approximately 20' by 72'. This site is zoned R-8 and is located in the Gay Street I Urban Renewal Plan area.

ANALYSIS

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). This property would be required to provide four parking spaces (§10-405(4)) to support four dwelling units. In this case the reduction proposed is 50 %, which is within the variable amount the Board may authorize.

Comprehensive Planning: The Department of Planning typically will only support one dwelling unit per floor, and normally does not support units in basements. The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, LEARN calls for better land use and urban design standards in order to improve the neighborhoods in our City. To further encourage the excessive conversion of residences, or by maintaining properties in a nonconforming status, confounds this process. The Department would support an amended application to provide three dwelling units, omitting the basement ("lower level") apartment.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the proposed number of dwelling units would tend to overcrowd the property. The Department would not object to three dwelling units, one per floor, on this property.

TJS/ewt/mf

cc: Josette Levasseur, Appellant