

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 / 1600 Normal Avenue		

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

DATE: November 29, 2011

REQUEST

The Department of Planning has received Lamont Ellis' Board of Municipal and Zoning Appeals (BMZA) application to use the premises for one dwelling unit and one efficiency unit. We understand that this appeal is scheduled for hearing on December 6, 2011.

SITE

1600 Normal Avenue is located on the north side of the street, approximately 96'9" east of the intersection with Harford Road. This property measures approximately 29'8" along Normal Avenue by 65' deep and is currently improved with a two-story semi-detached residential building measuring approximately 29'8" in front by 42' deep. This site is zoned R-8.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as a dwelling unit and an efficiency unit by the Board's decision in appeal 2008-745, for a permitted use in this R-8 General Residence District.

Conversion of Dwellings: In the R-7 and R-8 Districts, the Board may approve the conversion of a single-family dwelling to a two-family dwelling only if the property meets the minimum lot size requirements (§3-305.b.3.i).

Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit, and 500 square feet per efficiency unit (§4-1106.a.). In this case, for one dwelling unit and one efficiency unit, 1,250 square feet of lot area is required. The lot encloses 1,289 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 dwelling unit (§10-405.1.iv). For two dwelling units (one dwelling unit and one efficiency unit), two parking spaces are required; none can be provided that meet the Zoning Code requirement for accessibility due to the narrowness of the rear alley (10').

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.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Lamont Ellis, Appellant