


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 / 16 South Wolfe Street		

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

DATE: December 14, 2010

REQUEST

The Department of Planning has received Craig Stewart's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on December 21, 2010.

SITE

16 South Wolfe Street is located on the west side of the street, approximately 110' north of the intersection with Lombard Street. This property measures approximately 15' by 83' and is currently improved with a three-story residential building measuring approximately 15' by 72'. This site is zoned R-8 and is located within the Washington Hill Historic District.

ANALYSIS

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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot only encloses 1,245 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 17%. The variance requested is within the discretionary range of the Board and so may be allowed.

Historic District: The subject property is located within the Washington Hill District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to any exterior alterations or additions which may be required to meet code requirements for conversion of the structure to two dwelling units.

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal subject to a requirement that the applicant obtain a CHAP Notice To Proceed before beginning any exterior work on the property.

TJS/wya/mf

cc: Craig Stewart, Appellant