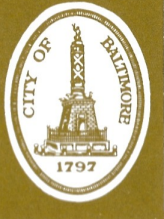


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 914 South Hanover Street		

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 George Koronios' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units. We understand that this appeal is scheduled for hearing on December 21, 2010.

SITE

914 South Hanover Street is located on the west side of the street, approximately 107' south of the intersection with Henrietta Street. This property measures approximately 15'6" by 90' and is currently improved with a three-story attached residential building measuring approximately 15'6" by 63'. This site is zoned R-7 and is located within the Sharp-Leadenhall Urban Renewal Plan area.

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 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for three dwelling units, 2,750 square feet of lot area is required. The lot only encloses 1,395 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 49.3%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

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). In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 3 dwelling units, 3 parking spaces are required; none are or can be provided. As 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).

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 100%, which is greater than the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the amount of lot area variance and of parking variance which would be required for approval of this appeal exceeds the discretionary authority provided to the Board by the Zoning Code.

TJS/wya/mf

cc: George Koronios, Appellant