

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 / 437 Joplin 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 Perwaz Aulakh and Robert Tennyson's Board of Municipal and Zoning Appeals (BMZA) application to use the property as two dwelling units. We understand that this appeal is scheduled for hearing on December 21, 2010.

SITE

437 Joplin Street is located on the east side of the street, approximately 153' north of the intersection with Eastern Avenue. This property measures approximately 24'4" by 99' and is currently improved with a two-story end-of-row residential building measuring approximately 16' by 33'. This site is zoned R-7 and is located in the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action 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).

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 two dwelling units, 2,200 square feet of lot area is required. The lot encloses 2,408 square feet, and so does meet this requirement.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Perwaz Aulakh and Robert Tennyson, Appellants