


<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	<b>SUBJECT</b>	BMZA / 723 South Broadway		

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

**DATE:** December 15, 2010

### REQUEST

The Department of Planning has received Stephen Schulhoff's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Riverfront LLC, to continue to use the first floor of the property as various commercial uses and add four dwelling units on the second and third floors. We understand that this appeal is scheduled for hearing on December 21, 2010.

### SITE

723 South Broadway is located on the east side of the street, approximately 61' north of the intersection with Lancaster Street. This property measures approximately 69' along Broadway and contains approximately 0.269 acre, and is currently improved with a combination two- and three-story building measuring approximately 69' by 149'. This site is zoned B-3-2 and is located within the Fells Point Historic District.

### ANALYSIS

Use: In this zoning district, dwellings are listed as a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use as a bicycle shop, which is a permitted use in this B-3 Community Commercial District.

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§6-411.c). In this case, for four dwelling units, 3,850 square feet of lot area is required. The lot encloses 11,717 square feet, and so does meet this requirement.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For four dwelling units, four parking spaces are required; two can be provided at the rear of the property, accessible from Register Street.

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 50%, which is within the variable amount the Board may authorize.

Historic District: The subject property is located within the Fells Point 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 their project.

**RECOMMENDATION**

The Department of Planning recommends that approval of the appeal, if granted, be conditional upon the applicant receiving a CHAP Notice To Proceed for all exterior additions, alterations, or demolition which may be required in order to meet building and fire code requirements related to creation of four dwelling units on the premises.

TJS/wya/mf

cc: Stephen Schulhoff, for Riverfront LLC, Appellant