

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

February 24, 2014

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 13-0295 Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-7 Zoning District – Variances – 2529 West Baltimore Street

Ladies and Gentlemen:

City Council Bill No. 13-0295 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 13-0295 is to permit, Conditional Use conversion of a 1-family dwelling unit to a 2-family dwelling unit with variances on the property known as 2529 West Baltimore Street.

2529 West Baltimore Street measures 13'8" wide by 80' deep with a total lot area of 1,092 square feet. The property is improved with a two story attached structure last authorized as a single family dwelling. In an R-7 General Residence District multiple family attached dwellings require a minimum lot area of 1,100 square feet for each dwelling unit. A minimum lot area of 2,200 square feet is required for two dwelling units. Section 15-202 of the Zoning Code allows the Zoning Board or the Mayor and City Council to grant a variance to reduce the applicable minimum lot area requirements by no more than 25% of the applicable regulations. The variance required in this request is 50%.

Section 15-214 of the Zoning Code allows the Board or the Mayor and City Council, as the case may be, to authorize any other variance from the terms of the Zoning Code, if in addition to all other findings required it finds as a matter of fact that:

- (1) The lot cannot be reasonably used for any of the permitted or conditional uses set forth for the Zoning District in which it is located;
- (2) The use or bulk regulations applicable to the lot have the effect of depriving the owner of all reasonable use of the lot; and

noobj comment

FEB 21 2014

BALTIMORE CITY
PRESIDENT'S OFFICE



(3) The variance is necessary to avoid arbitrariness.

The BMZA has reviewed the legislation and has no objection to the passage of Bill 13-0295, provided the Mayor and City Council finds that the conditions noted above under Section 15-214 apply in this request.

Sincerely,



David C. Tanner
Executive Director

DCT/rdh

CC: Mayor's Office of Council Relations
Legislative Reference