


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CCB #14-0435 / Zoning Conditional Use Conversion of a 1-Family Dwelling Unit to a 3-Family Dwelling Unit in the R-8 Zoning District – 2437 Madison Avenue		

TO

DATE:

November 7, 2014

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

At its regular meeting of November 6, 2014, the Planning Commission considered City Council Bill #14-0435, for the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as 2437 Madison Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0435 and adopted the following resolution; seven members being present (seven in favor):

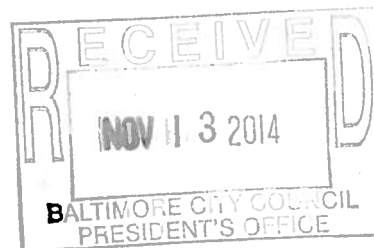
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #14-0435 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA/mf

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Mr. Nurlign Nurlign, for Nile Properties LLC



F



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 6, 2014

REQUEST: City Council Bill #14-0435/ Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 3-Family Dwelling Unit in the R-8 Zoning District – 2437 Madison Avenue

For the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as 2437 Madison Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER: Councilman Nick Mosby, at the request of Nile Properties LLC

OWNER: Nile Properties LLC

SITE/ GENERAL AREA

Site Conditions: This property is located in the heart of the Eutaw Place – Madison Avenue Historic District, a locally designated historic district within the Reservoir Hill National Register Historic District. 2437 Madison Avenue is approximately 20' by 150' (Block 3421, Lot #037), is currently improved with a three-story semi-detached dwelling measuring approximately 20' by 72', behind which lies Morris Street. The site is zoned R-8.

General Area: This is a predominantly residential area having a unified linear streetscape along Eutaw Place and Madison Avenue, with scattered uses such as religious institutions, schools, and small commercial uses found outside the local historic district. This structure, built in 1907, is a large house in mid-block. To the east is the central area of Reservoir Hill, and two long blocks to the south of this property is North Avenue, a major Baltimore City thoroughfare.

HISTORY

This property is located in the Eutaw Place – Madison Avenue Historic District established by Ordinance no. 407 on July 2, 1981. The Reservoir Hill Historic District (which also contains this property) was certified to the National Register of Historic Places on December 23, 2004.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Project: The existing structure covers 48% of the lot on which it sits. This legislation would permit the petitioner to renovate the existing structure into three dwelling units, extending the life of this original building. Adaptive re-use as a three-family dwelling would allow preservation of a part of Baltimore's historic architectural fabric while offering more affordable housing alternatives to persons living within the larger Reservoir Hill area.

Zoning Analysis: The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106). A lot area of 1,875 square feet is required for three dwelling units. As this lot has 3,000 square feet, no variance of lot area is required. Two off-street parking spaces are required to serve each newly-created dwelling unit. Since the property can provide two parking spaces, no parking variance is needed in order to meet this requirement. The maximum lot coverage permitted in the R-8 district is 60%. The existing structure covers approximately 48% of the lot, but a lot coverage variance would not be needed as the petitioner does not intend to enlarge the structure.

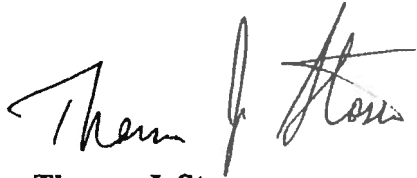
The portion of the house above grade contains approximately 3,960 square feet, hence each proposed additional dwelling would contain approximately 1,200 square feet of gross floor area after allowance for common interior areas like stairways.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and
4. the authorization is in harmony with the purpose and intent of this article (§14-204).

The proposed use as a 3-family dwelling would be consistent with residential use in the area, and would enable continuing use of an important historic contributing structure in one of Baltimore's most important historic districts. Exterior alterations of the dwelling, if required by fire, safety, and housing codes, would need approval by the Commission for Historical and Architectural Preservation. This proposed use would satisfy the Conditional Use considerations stated in the Zoning Code.

Community Notification: Staff notified the 2500 Block McCulloh Street Association, Madison Avenue Planning Committee, Reservoir Hill Improvement Council, Reservoir Hill Neighborhood Association, Upper Eutaw – Madison Neighborhood Association, and Councilman Mosby of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large initial "T" and a stylized "S".

Thomas J. Stosur
Director