

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

May 11, 2015

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

Re: City Council Bill No. 15-496 Zoning – Conditional Use Conversion of a 1-Family  
Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District – Variance –  
1301 North Broadway

City Council Bill No. 15-496 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. 15-496 is to permit, subject to certain conditions,  
the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning  
District on the property known as 1301 North Broadway, as outlined in red on the  
accompanying plat; and granting a variance from certain off-street parking requirements.

The BMZA has reviewed the legislation and, in agreement with the Planning  
Commission, recommends amendment to Bill Number 15-496 to include a 15 percent  
reduction to the required lot area to house two dwelling units.

Sincerely,

David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference

*Fav w/ Amend*