


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 2541 Saint Paul Street		

TO

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

DATE: January 2, 2013

### REQUEST

The Department of Planning has received Juliet Adetunji's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a health care clinic which will include mental health and substance abuse treatment and counselling services. We understand that this appeal is scheduled for hearing on January 8, 2013.

### SITE

2541 Saint Paul Street is located on the east side of the street, approximately 100' south of the intersection with 26<sup>th</sup> Street. This property measures approximately 17'1" by 123' and is currently improved with a three-story end-of-row office building measuring approximately 17'1" by 70'. This site is zoned O-R-2 and is located within the Charles/ 25<sup>th</sup> Urban Renewal Plan area and the Charles Village/ Abell National Register Historic District.

### ANALYSIS

Conditional Use: In this zoning district, clinics: health care, are a conditional use, requiring approval by the Board (§5-203).

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, health care clinics require one off-street parking space per 200 square feet of floor area (§10-405.11.i). This property can provide one off-street parking space in the rear of the property, accessible from Hargrove Street. The gross floor area of the first floor of the structure on the property is approximately 1,100 square feet, requiring 6 parking spaces.

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 83%, which is greater than the variable amount the Board may authorize.

### RECOMMENDATION

The Department of Planning has no objection to this appeal if the applicant demonstrates that adequate off-street parking would be provided for the clinic.

TJS/wya/mf

cc: Juliet Adetunji, Appellant  
Northern