


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1125-1129 North Calvert Street		

TO

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

DATE: January 3, 2013

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mount Vernon Mansion LLC, to renovate an existing hotel, construct an addition to the structure, and use the premises as an 18-room hotel with an accessory restaurant and tavern with accessory outdoor table service. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

1125-1129 North Calvert Street is located on the southeast corner of the intersection with Biddle Street. This property measures approximately 84'6" by 153'10" and is currently improved with a three-story-plus-attic historic building measuring approximately 84'6" by 76'. This site is zoned O-R-4 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Use: In this zoning district, hotels are not listed as a permitted or conditional use, and so are not allowed (§5-201 to §5-204). In this case, the property was last authorized for use as a hotel by the Board's decision on appeal no. 334-84X, and the applicant is proposing to increase the size of the hotel currently on the property by constructing a rear addition that would extend to the rear of the property at Biddle and Hunter Streets. Apartment hotels are a permitted use in this zoning district (§5-201). An accessory restaurant and tavern would be placed within this rear addition.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Definition: "Outdoor table service", as an accessory to a restaurant, means an outdoor service area at which patrons are seated at tables for service of food and drinks (§1-168.1). The area proposed for use for outdoor table service would be part of an inner courtyard and terraces created by the separation of the existing rear yard of the original structure from Biddle Street by construction of the rear addition. This outdoor seating area would not be readily visible from the street.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.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, bed and breakfast establishments require one off-street parking space per guest room (§10-405.14.ii). For 18 guest rooms, 18 parking spaces are required; none are provided on-site. The Mount Vernon Urban Renewal Plan includes a requirement that 1 off-street parking space be provided for every 2 efficiency units in multiple-family dwellings and apartment hotels, or 1 off-street parking space for every 4 rooming units, for properties located in a O-R District. This requirement is not subject to variance or waiver by the Board.

The applicant has in preliminary discussions with Planning Department staff indicated that some off-street parking would be provided at the rear of the property, accessible from Hunter Street. A site plan demonstrating the location and accessibility of parking has not yet been presented to the Site Plan Review Committee.

RECOMMENDATION

The Department of Planning recommends approval of this appeal, provided that the applicant will meet the off-street parking requirements of the Mount Vernon Urban Renewal Plan; that the applicant receive Site Plan Review Committee approval for the site plan provisions relating to off-street parking on the property; and subject to these conditions relating to the proposed accessory outdoor table service:

- The capacity of the outdoor seating area will not be more than four tables and 16 patrons;
- The tables will be limited to those that can seat four patrons, and are to be kept in the interior courtyard and terrace area of the building;
- There will be no outdoor bar;
- There will be no outdoor music, a jukebox, or other form of entertainment; and
- All patrons must be seated for dining, and served by wait staff.

TJS/wya/mf

cc: Nate Pretl, Appellant