


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 / 1552 Ridgely Street		

TO

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

DATE: January 2, 2013

REQUEST

The Department of Planning has received Ian Sokoloski's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the existing structure as a contractor's business offices. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

1552 Ridgely Street is located on the northwest side of the street, approximately 35' northeast of the intersection with Bayard Street. This property measures approximately 158'9" by 150' and is currently improved with a one-story commercial-industrial building measuring approximately 158' by 130'. This site is zoned M-2-3 and is located within the Carroll Camden Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-307). The applicant is proposing to use the southwestern half of the existing structure for contractor's offices, leaving the remainder open for other uses. In this case, the property was last authorized for use as a factory for paints and pigments, which is a permitted use in a M-3 Industrial District, but is not permitted in a M-2 Industrial District, nor permitted at this location by provisions of the Carroll Camden Urban Renewal Plan. The application states that the existing structure is currently vacant, thus the former nonconforming use has been abandoned.

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

TransForm Baltimore: The proposed new zoning code for Baltimore would designate this property as part of an "I-2 General Industrial" District on its Proposed Zoning Map Area 10-B, in which offices legally established as of the date of adoption of the new code would be deemed conforming and not required to be secondary to principal industrial use of the property (§11-205 and Table 11-301).

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). The amount of off-street parking required for business, governmental or professional offices is one parking space per 400 square feet of office area in excess of 1,000 square feet (§10-405.17.(i)). The amount of office space proposed is approximately 9,000 square feet, requiring 20 parking spaces.

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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). As there is a 20' wide strip of land behind the existing structure that is functionally an extension of Burgundy Street, a 20' street intersecting Bayard Street 35' southwest of this property, it would be possible to provide parallel parking against the rear wall of the structure for 8 vehicles. In this case the reduction required would be 60%, which is within the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Ian Sokoloski, Appellant