


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 / 1 Light Street, 105-117 East Baltimore Street, and 5-11 Light Street		

TO

DATE:

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

January 22, 2015

REQUEST

The Department of Planning has received Cary Euwer's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Metropolitan Baltimore II LLC, to consolidate lots and construct a 30-story residential mixed-use building including 7 levels of enclosed off-street parking. The Zoning Administrator has determined that this proposal requires a variance of floor area ratio limits in a B-4 Zoning District. We understand that this appeal is scheduled for hearing on January 27, 2015.

SITE

5 Light Street is located on the east side of the street, approximately 73'6" south of the intersection with Baltimore Street. This property measures approximately 40' by 147'2" and is currently unimproved. 7-11 Light Street is located on the northeast corner of the intersection with Redwood Street. This property measures approximately 52'3" by 147'10" and is currently unimproved. 105-117 East Baltimore Street are three separate properties located on the south side of the street, approximately 34'7" east of the intersection with Light Street. These properties together measure approximately 110' by 67'10" and are currently improved with a group of three- and four-story attached commercial buildings covering the entirety of their lots. There is also a vacant strip of land designated as "Telephone Alley" approximately 15' wide by 150' long that separates the Baltimore Street lots from the Light Street lots, which will be incorporated in the consolidated property. This site is zoned B-4-2 and is located within the Central Business District Urban Renewal Plan area and the Business and Government Center National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family dwellings and numerous retail uses and offices are permitted uses, and so are allowed (§6-506). In this case, part of the property was last authorized for use as a bank, music and dance studios, and offices, which are permitted uses in this B-4 Central Business District. The property known as 7-11 Light Street has been a vacant lot since demolition of the former Southern Hotel in 1999, and the other properties to be consolidated as 1 Light Street have been vacant for over ten years.

Urban Renewal Plan: This property is located in the Central Business District Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed uses in this district. The Plan requires that all plans for new construction be submitted to the Department of Planning and the Baltimore Development Corporation for review to determine that the plans are consistent with the objectives and requirements of the Plan.

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Floor Area Ratio Variance: The Board may grant a variance to increase a basic floor area ratio factor by no more than 75% of the applicable regulation (§15-204.b). In this case, the proposed floor area ratio is 22.1 which exceeds the permitted ratio of 14.0 by 58%. As the request is within the variable range the Board may apply, the appeal may be approved.

Land Use and Urban Design: The proposed development will require review of the plans by the Site Plan Review Committee. The applicant is encouraged to contact the Land Use and Urban Design Division of the Department of Planning concerning this.

TransForm Baltimore: This property would become part of the C-5-TO (Traditional Office) District (Proposed Zoning Map Area 14-A) in which multi-family dwellings would be permitted uses (Table 10-301). The C-5 Districts would be exempt from off-street parking requirements (§10-503 (I)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the conditions that the redevelopment of this property be consistent with the standards and requirements of the Central Business District Urban Renewal Plan, including Urban Design and Architectural Review Panel review of the proposed structure, and that the development plan for the property be approved by the Site Plan Review Committee.

TJS/wya/mf

cc: Cary Euwer, Appellant