


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 / 1400-1410 and 1412 Greenmount Avenue		

TO

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

DATE: January 29, 2015

REQUEST

The Department of Planning has received Susan Williams' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 1400 Greenmount LLC, to consolidate lots and renovate the existing structure for artists' studios, artisans' studios, a café and carry-out food shop, and community space, and to install supergraphics and signs on the building façade, and to provide 23 off-street parking spaces. The Zoning Administrator has determined that this is a conditional use in a M-2 Zoning District, and that a variance of off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on February 10, 2015.

SITE

1400-1410 Greenmount Avenue is located on the west side of the street, approximately 163'7" south of the intersection with Belvidere Street. This property measures approximately 115'2" along Greenmount Avenue by an average of 185' deep and is currently improved with a two-story detached industrial building measuring approximately 115' by 170'. 1412 Greenmount Avenue (adjoining the aforementioned property) is located on the southwest corner of the intersection with Belvidere Street. This nearly-triangular property measures approximately 163'7" along Greenmount Avenue and 235' along Belvidere Street and is currently unimproved. This site is zoned M-2-2 and is located within the Greenmount West Urban Renewal Plan area and the North Central National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, recreation buildings and community centers are a conditional use, requiring approval by the Board (§7-307), while artisans' and craft work and restaurants – including accessory outdoor table service, but not including live entertainment or dancing, and carry-out food shops, are permitted uses (§7-306). The applicant proposes to have most of the artisans' and craft work space serve also as a community center for artists and artisans and other residents of the Station North and Greenmount West areas.

Urban Renewal Plan: This property is located in the Greenmount West Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. The proposal would further development of community-based arts and would provide artists, especially low-income artists, a place to work and meet. The "supergraphics" and signs proposed will be reviewed for consistency with the standards of the Plan.

Land Use and Urban Design: The site plan for the proposed use received approval from the Site Plan Review Committee on January 7, 2015.

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, restaurants require one off-street parking space per 400 square feet of floor area (§10-405.21.i). The application states that the proposed café (restaurant use) would have 3,447 square feet of floor area, creating a need for 9 parking spaces. The amount of off-street parking for a recreation building or community center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). The application states that the artisans' and craft work space would also serve as a community center that would be used by up to 150 artists and artisans and their employees. To the extent that some of this production activity could be characterized as "manufacturing" the applicant is requesting a variance of off-street parking requirements that would call for at least 38 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 approximately 40%, which is within the variable amount the Board may authorize. The applicant is also providing bicycle parking on site, reflective of the limited ability of some of the intended users of this facility to afford private automobiles while launching artistic and creative careers.

TransForm Baltimore: This property would become part of the I-MU (Industrial Mixed-Use) District (Proposed Zoning Map Area 7-A) in which art galleries, arts studios, arts studios: Industrial, carry-out food shops, live-work dwellings, personal services establishments, restaurants, outdoor dining, and retail goods establishments – no alcohol sales, would be permitted uses; cultural facilities would be conditional uses (Table 11-301). Off-street parking requirements would be based upon square footage of floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to the condition that all improvements be consistent with the standards and requirements of the Greenmount West Urban Renewal Plan and with the site plan approved by the Site Plan Review Committee.

TJS/wya/mf

cc: Susan Williams, Appellant