


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 / 1700 Clarkson Street/ 107-115 West Heath Street		

TO

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

DATE: February 4, 2014

### REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 111 Heath Lofts LLC, to use the premises as 52 dwelling units and seven efficiency units, with 38 accessory off-street parking spaces. The Zoning Administrator has determined that conditional use approval of this application is required. We understand that this appeal is scheduled for hearing on February 11, 2014.

### SITE

1700 Clarkson Street is located on the southwest corner of the intersection with Heath Street. This property measures approximately 50'1" by 62' and is currently improved with a four-story former industrial building covering the entire lot. 107-115 West Heath Street is located on the southeast corner of the intersection with Race Street. This property measures approximately 80'2" by 182' and is currently improved with a four-story former industrial building covering the entire lot. These two properties, although separate lots at ground level, are joined as a single structure whose upper three floors straddle a 10' wide alley separating the lots. This site is zoned R-10 currently (having been rezoned from M-2-2 following abandonment of the industrial use) and is located within the Riverside National Register Historic District. The formerly industrial structure on these properties is a local landmark known as the Raffel Building.

### ANALYSIS

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Lot Area: In this zoning district, multiple-family dwellings require 200 square feet of lot area per dwelling unit and 135 square feet per efficiency unit (§4-1306.a.). In this case, for 52 dwelling units, 10,300 square feet of lot area is required; for seven efficiency units an additional 945 square feet of lot area is required. The lots together enclose approximately 17,000 square feet, and so together meet this requirement.

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, multiple-family

dwelling units require one off-street parking space per 2 dwelling units and one space per 4 efficiency units (§10-405.1.iv). For 52 dwelling units, 26 parking spaces are required; for 7 efficiency units, 2 parking spaces are required; 38 are planned, including spaces to be located on land to the southwest of this property that would be leased from the adjoining property owner and paved by the applicant.

**Historic Landmark:** The subject property is a locally designated Baltimore City historic landmark. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). Because the property is a designated historic landmark, it may be eligible for historic tax credits for restoration and renovation. It is recommended that the applicant remain in contact with CHAP to complete the review process applicable to their project.

**Land Use and Urban Design:** This proposed redevelopment of the property has received initial consideration by the Site Plan Review Committee. The applicant should continue working with SPRC to finalize an approvable site plan.

**TransForm Baltimore:** This property would become part of the I-MU District (Proposed Zoning Map Area 11-A) in which multi-family dwellings would be permitted uses (Table 11-301). The I-MU (Industrial Mixed-Use) Districts would have lot area requirements of 300 square feet per dwelling unit (Table 11-401).

## **RECOMMENDATION**

The Department of Planning recommends that approval of this appeal be conditional upon the applicant obtaining final Site Plan Review Committee approval for its redevelopment of this property, and obtaining a Notice To Proceed from the Commission for Historical and Architectural Preservation for all work to be undertaken to convert this landmark property to the proposed new use.

TJS/wya/mf

cc: Nate Pretl, Appellant