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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 / 1939 West Pratt Street		

TO

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

DATE: February 20, 2015

REQUEST

The Department of Planning has received Adam Carballo's Board of Municipal and Zoning Appeals (BMZA) application to construct a 147'6" by 70' warehouse structure. The Zoning Administrator has determined that approval would require a variance of rear yard setback requirements. We understand that this appeal is scheduled for hearing on February 24, 2015.

SITE

1939 West Pratt Street is located on the south side of the street, approximately 36' east of the intersection with Payson Street. This property measures approximately 88'5" by 147'6" (extending from Pratt Street through to Dover Street) and is currently unimproved. This site is zoned B-3-2 and is located within the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, warehousing and wholesaling establishments and storage are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use as open-air off-street parking, which is also a permitted use in this B-3 Community Commercial District.

Off-Street Parking: Warehousing and storage establishments require one parking space per 3 employees, plus one space per company or business vehicle maintained on the premises (§10-405.(30)). The site plan accompanying the application indicates that a driveway 18'8" wide would be retained along the west side of the proposed structure, which would allow up to seven parking spaces parallel to the side wall of the warehouse.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-412.e.). In this case, the proposed warehouse will project to within 0' of the rear lot line, which is contiguous with the right-of-way of Dover Street.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 6-C) in which warehouses would be prohibited uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Adam Carballo, Appellant

Southwest