


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 / 52 West Biddle Street		

TO

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

DATE: March 22, 2013

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) amended application, on behalf of Atiq LLC, to construct an 8-story multiple-family dwelling containing 76 dwelling units, with 5 off-street parking spaces. The Zoning Administrator has determined that a variance of parking requirements of the Zoning Code would be required for approval of this application. We understand that this appeal is scheduled for hearing on April 2, 2013.

SITE

52 West Biddle Street is located on the north side of the street, approximately 19'8" east of the intersection with Cathedral Street. This property measures approximately 54' by 90' and is currently unimproved. This site is zoned B-4-2 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-506). In this case, the property was last authorized for use as a parking garage, which is a permitted use in this B-4 Central Business District. However, this structure has been removed from the property and it is now being used as a surface open-air parking lot.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. Because the property is in an Urban Renewal Area, the design of the proposed multiple-family dwelling would ordinarily be subject to review and approval by the Urban Design and Architectural Review Panel, but as it is also in a historic district, the Commission for Historical and Architectural Preservation would perform this review.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). The applicant is proposing to create 76 new dwelling units on this property. In this zoning district, multiple-family dwellings require one off-street parking space per 4 dwelling units (§10-405.1.iv). For 76 dwelling units, 19 parking spaces are required; 8 are proposed to be provided.

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 58%, which is within the variable amount the Board may authorize.

TransForm Baltimore: The property would be part of an O-R-2 Office Residential District (Proposed Zoning Map Area 7-A), in which multi-family dwelling would be a permitted use (Table 12-301). A minimum lot area of 200 square feet per dwelling unit would be required (Table 12-302), which would limit this property to development as 24 dwelling units in a multi-family structure. A rear yard setback of 10' would be required (Table 12-302), which in the development of this property as proposed could require a variance for the structure to cover the entire lot.

Comprehensive Planning: This proposed use would cause infill redevelopment of an open-air off-street parking lot that was created by demolition decades ago of portions of an historic row of townhouses. Limited street frontage and the dimensions of the consolidated lot have prevented construction of a parking garage at this site. Because the surface parking lot creates a visible gap in the historic fabric of the neighborhood, this use if compatibly designed would result in improvement of the streetscape of this part of the Mount Vernon area.

Historic District: The subject property is located within the Mount Vernon District, a locally designated Baltimore City historic district. All construction is subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions in addition to any conditions which the Board may establish:

- Redevelopment of the property must receive final site plan approval from the Site Plan Review Committee;
- The proposed multiple-family dwelling structure, including its off-street parking facilities, must receive approval from the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Nate Pretl, Appellant