


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 / 1800 South Clinton Street		

TO

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

DATE: March 31, 2016

**REQUEST**

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 1800 South Clinton Street LLC, to continue the existing uses of the property and to construct a 2,500 square foot lounge structure to serve the approved heliport. The Zoning Administrator has determined that this is a modification of an existing conditional use for which BMZA approval is needed. We understand that this appeal is scheduled for hearing on April 5, 2016.

**SITE**

1800 South Clinton Street is located on the west side of the street, approximately 229' south of the intersection with Eastbourne Avenue. This property measures approximately 329' along Clinton Street and extends between the street and the waters of the Patapsco River and contains approximately 3.249 acres of fast land, and is currently improved with a full-service boat yard, "boatel", and heliport. This site is zoned M-3 and is located within the Canton Industrial Area Urban Renewal Plan area and the Chesapeake Bay Critical Area. Portions of this property are also in the floodplain.

**ANALYSIS**

Conditional Use: In this zoning district, heliports are a conditional use, requiring approval by the Board (§7-307). The applicant is proposing to modify this existing conditional use by adding a passenger lounge to serve it.

Urban Renewal Plan: This property is located in the Canton Industrial Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Application copies to Planning and Critical Area Commission: All applications for a conditional use or variance must be made in writing to the Board, and the Board must furnish copies of all applications to the Planning Department and the Chesapeake Bay Critical Area Commission (§8-322.d). The applicant is working with Department of Planning staff to obtain a determination of applicability of Critical Area standards and restrictions to the proposed heliport lounge structure, including its foundations and related land disturbances.

TransForm Baltimore: This property would become part of a MI (Maritime Industrial) District (Proposed Zoning Map Area 12-A) in which heliports would be prohibited uses (Table 11-301). "Heliport" includes terminal facilities for passengers, goods, aircraft servicing, or storage (§1-308 (J)).

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### **RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that the proposed heliport lounge and any related improvements to the property are constructed in accordance with all provisions of the Chesapeake Bay Critical Area laws and regulations, and all provisions of applicable floodplain regulations.

TJS/wya/mf

cc: Caroline Hecker, appellant