


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 / 1401-1415 East Cold Spring Lane		

TO

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

DATE:

March 28, 2014

REQUEST

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Cold Spring Lane Shopping Center LLC, to construct a loading dock to serve a new tenant, causing a reduction of on-site parking from 61 spaces to 48 spaces. The Zoning Administrator has determined that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on January 28, 2014.

SITE

1401-1415 East Cold Spring Lane is located on the southeast corner of the intersection with Kelway Road and is 120' west of the intersection with Loch Raven Boulevard. This property measures approximately 438' along Cold Spring Lane and 100' along Kelway Road and contains approximately 1.301 acre, and is currently improved with a one-story detached commercial building. This site is zoned B-1-1.

ANALYSIS

Off-Street Parking: Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below – or if already below, may not be further reduced below – the minimum requirements of this title for a similar new structure or use (§10-204). The applicant is requesting a variance of this requirement. The amount of off-street parking required for retail sales establishments is one parking space per 300 square feet of floor area in excess of 1,000 square feet (§10-405.26). As the shopping center has approximately 24,000 square feet of floor area, a total of 77 spaces are required; the proposed new amount of parking spaces is 48.

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 37.7%, which is within the variable amount the Board may authorize.

Land Use and Urban Design: This proposed loading dock and related on-site traffic circulation pattern received Site Plan Review Committee approval on December 4, 2013. The loading dock plan included in this application was approved by the Planning Commission at its regular meeting on February 27, 2014.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 3-D) in which retail goods establishments and personal services establishments would be permitted uses (Table 10-301). The C-2 Districts would have off-street parking requirements of 2 spaces per 1,000 square feet of gross floor area for retail goods or personal

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services establishments (Table 16-406A). Therefore, 48 spaces would be required under the proposed zoning code. The applicant would continue to provide 48 spaces according to the plan approved by the Planning Commission.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Caroline Hecker, Appellant