


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 / 810-812 South Bond Street		

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

DATE: May 5, 2010

REQUEST

The Department of Planning has received Corina Peacock's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the building for warehousing, storage of uniforms, including embroidering services and sales, with accessory offices and meeting rooms, and to use a portion of the premises for physical culture and health services. We understand that this appeal is scheduled for hearing on May 11, 2010.

SITE

810-812 South Bond Street is located on the west side of the street, approximately 105' south of the intersection with Lancaster Street. This property measures approximately 38' by 112' in its principal area with a 47' rear addition having 15' frontage on Dallas Street, and is currently improved with a two-story commercial building measuring approximately 38' by 110'. This site is zoned B-1-2 and is located within the Fells Point Historic District.

ANALYSIS

Use: In this zoning district, warehouses are not listed as a permitted or conditional use, and so are not allowed (§6-206 to §6-209). In this case, the property was last authorized for use as a warehouse, which is a nonconforming use in this B-1 Neighborhood Business District. The accessory clothing shop on the premises is a permitted use in a B-1 District (§6-206). In addition, multi-purpose neighborhood centers are listed as a permitted use, and so are allowed (§6-206). A "multi-purpose neighborhood center" means a building or a group of buildings used, in whole or in part, for 2 or more governmental or community services, such as health, day care, recreation, legal aid, social services, education, and employment counselling (§1-163.a). This description includes the additional uses proposed by the applicant.

Off-Street Parking: The amount of off-street parking for a multi-purpose neighborhood center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii).

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are 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 approval of the appeal conditioned upon the applicant complying with parking requirements which may be established for the use, and upon the applicant receiving CHAP approval for any exterior changes to the premises.

TJS/ewt/mf

cc: Corina Peacock, Appellant

Southeast