


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 / 101 North Schroeder Street *		

TO

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

DATE:

May 16, 2014

REQUEST

The Department of Planning has received Susan Williams' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of STV Inc., Poppleton Development I LLC, and Park Square Homes I LLC, to consolidate lots * and construct a six-story structure containing 171 dwelling units, 15,600 square feet of retail space, and 86 parking 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 May 20, 2014.

SITE

The property to be known as 101 North Schroeder Street following lot consolidation * is located on the south side of Lexington Street between Schroeder and Amity Streets, and will be bounded by Schroeder, Lexington, Amity, and Fayette Streets. This property will occupy an entire block and is currently unimproved. This site is zoned B-2-3 per Ordinance 07-418 dated April 27, 2007, and is located within the Poppleton Urban Renewal Plan area and the Poppleton Planned Unit Development established by Ordinance 07-419 dated April 27, 2007.

* Lots to be consolidated are all within Block 187, and are numbered 29 through 65 and 92 through 123 inclusive. These lots are known as 929-949 West Lexington Street, 101-129 North Schroeder Street, 926-946 West Fayette Street, 104-130 North Amity Street, 938 and 939 Kierle Court, and 913, 920, and 921 Vine Street.

ANALYSIS

Use: In this zoning district, dwellings and retail uses are permitted, and so are allowed (§6-306). In this case, the property was last authorized for use as a Planned Unit Development (PUD) by Ordinance 07-419. The detailed proposal by the applicant calls for the retail space to be divided between "general retail" space of approximately 7,300 square feet and a restaurant of approximately 8,300 square feet. Section 8 of the ordinance authorizes off-street parking as an accessory use, its provision to be in accordance with the Zoning Code.

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

Off-Street Parking: ... whenever the existing use of a property is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). In this zoning district, restaurants require one off-street parking space per 400 square feet of floor area (§10-405.21.i). The proposed restaurant would thus need 21 parking spaces. The amount of off-street parking required for retail space is one parking space per 800 square feet of floor area in excess of 4,000 square feet (§10-405.17 (ii)). The proposed retail space would thus need four spaces. In this zoning district, multiple-family dwellings require one

off-street parking space per 2 dwelling units (§10-405.1.iv). For 171 dwelling units, 86 parking spaces are required; 86 are to be provided, thus serving the residential requirement only. A variance of 25 parking spaces is thus being requested by the applicant.

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 25%, which is within the variable amount the Board may authorize.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-D) in which multi-family dwellings would be permitted uses and Neighborhood Commercial Establishments would be conditional uses (Table 9-301). The R-8 Districts would have off-street parking requirements of 1 space per dwelling, and restaurants would need 1 space per 100 square feet of indoor public seating floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends approval of this appeal. Final approval of the proposed development has been made by the Planning Commission, conditioned upon approval of the requested parking variance.

TJS/wya/mf

cc: Susan Williams, Appellant