


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 / 1202 West Pratt Street		

TO

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

DATE:

May 30, 2014

REQUEST

The Department of Planning has received Tanya Scott's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the premises for philanthropic and charitable services, including job and college preparation and tutoring, choir music, and an office. The Zoning Administrator has determined that this is a conditional use in a R-8 District. We understand that this appeal is scheduled for hearing on June 3, 2014.

SITE

1202 West Pratt Street is located on the northwest corner of the intersection with Carrollton Avenue. This property measures approximately 15' by 59' and is currently improved with a three-story semi-detached building measuring approximately 15' by 45'. This site is zoned R-8 and is located within the Poppleton Urban Renewal Plan area and the Hollins Roundhouse National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, philanthropic and charitable institutions are a conditional use, requiring approval by the Board (§4-1103). As the application does not state the name of the institution, the applicant should be requested to provide this information as a condition for approval of the application. Additional information concerning days and hours of operation of the components of the charitable and philanthropic institution at this location should also be provided.

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 structure 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). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). The amount of off-street parking required for a philanthropic and charitable institution is one parking space per 4 employees (§10-405.(18)). In this case, the number of staff members is not stated in the application, so the number of parking spaces required is not known; none are or can be provided on this property.

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 6-D) in which community centers and cultural facilities would be conditional uses (Table 9-301). Community centers would have off-street parking requirements of 1 space per 10 persons of fire rated capacity; cultural facilities would have off-street parking requirements of 1 space per 4,000 square feet of floor area (Table 16-406A).

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RECOMMENDATION

The Department of Planning recommends deferral of a complete hearing of this appeal, to allow the applicant time to provide additional information concerning the philanthropic and charitable institution's operations that would inform the Board's decision on this application.

TJS/wya/mf

cc: Tanya Scott, Appellant