


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 / 120 McMechen Street		

TO

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

DATE: June 8, 2012

REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Maryland Institute College of Art (MICA), to construct a five-story detached multiple-family dwelling containing 62 dwelling units. We understand that this appeal is scheduled for hearing on June 12, 2012.

SITE

120 McMechen Street is located on the northeast corner of the intersection with Brevard Street, but extends northward to the intersection of North Avenue and Mount Royal Avenue. This property contains approximately 5.733 acres and is currently improved with three four-story residential buildings containing 99 dwelling units housing MICA students. This site is zoned B-2-3 and is located within the Madison Park North Urban Renewal Plan area and the Bolton Hill Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as multiple-family detached dwellings.

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

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.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). This property currently provides off-street parking, and will retain 92 parking spaces to serve the new total of 161 dwelling units. In this zoning district, multiple-family dwellings require one off-street parking space per two dwelling units (§10-405.1.iv). For 161 total dwelling units, 81 parking spaces are required; 91 are to be provided.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-312.e.). In this case, the proposed new building will project to within 0' of the rear lot line. However, this rear lot line is also the south side of North Avenue, and as such the building's north wall will form part of the street frontage of North Avenue, which was predominantly built in the 19th Century with row-house and other façades at the sidewalk limit on front lot lines. This building placement and design was approved by the Site Plan Review Committee

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on June 6, 2012, and concept approval for the building was granted by the Commission for Historical and Architectural Preservation on May 8, 2012.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

RECOMMENDATION

The Department of Planning recommends approval of the appeal, subject to final design approval by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Stanley Fine, Appellant