


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 / 160 South Calverton Road		

TO

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

DATE:

June 4, 2012

REQUEST

The Department of Planning has received Lamar Blue's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a private non-profit club for 25 members with 20 on-premise parking spaces. We understand that this appeal is scheduled for hearing on June 12, 2012.

SITE

160 South Calverton Road is located on the west side of the street, approximately 84' northwest of the intersection with Frederick Avenue. This property measures approximately 23'7" along Calverton Road by 25'9" on its north side and by 34'7" on its south side and is currently improved with a two-story commercial building covering the entire lot. This site is zoned B-3-2 and is located within the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, clubs and lodges: private, are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as a candy store, which is a permitted use in this B-3 Community Commercial 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 club or lodge is one parking space per four persons of rated capacity (§10-405.7). In this case, for 25 persons capacity, six off-street parking spaces are required; none are or can be provided on the property. It is noted that many nearby properties, including several adjoining properties, are now vacant lots as a result of demolition of previous structures. The applicant referred to 20 off-street parking spaces in the application but did not provide evidence of location or control of those spaces.

RECOMMENDATION

The Department of Planning recommends that approval of the appeal for a private club for 25 persons be conditional upon the applicant documenting consolidation of this property with one or more adjoining vacant properties and providing a dimensioned site plan approved by the Site Plan Review Committee, or a lease valid for at least 20 years, which would provide at least 6 lawfully-established parking spaces for exclusive use by members of the club or lodge during business or meeting times of the club or lodge, in accordance with requirements of the Zoning Code. Event attendance should be limited to Fire Marshal-rated building capacity.

TJS/wya/mf

cc: Lamar Blue, Appellant

Western