


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 2050 Rockrose Avenue		

TO

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

DATE:

August 7, 2014

**REQUEST**

The Department of Planning has received Arthur Putzel's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Itineris Inc., to use the premises as a community center providing services to persons with Autism Spectrum Disorder. The Zoning Administrator has determined that this is a conditional use in a M-1 Zoning District. We understand that this appeal is scheduled for hearing on August 12, 2014.

**SITE**

2050 Rockrose Avenue is located on the north side of the street, opposite the intersection with Hooper Avenue. This irregularly-shaped property measures approximately 89' along Rockrose Avenue by 382' and contains approximately 1.4723 acre, and is currently improved with a one-story detached commercial building measuring approximately 116' by 215'. This site is zoned M-1-1 (the larger northern portion of the property) and R-6 (the small southern portion of the property fronting on Rockrose Avenue), with the existing structure located entirely within the M-1-1 Zoning District. The proposed use would be located there. This property forms part of the south side of Baltimore's "Television Hill".

**ANALYSIS**

Conditional Use: In this zoning district, community centers are a conditional use, requiring approval by the Board (§7-207). In this case, the property was last authorized for use as a day nursery and offices, which are conditional uses in this M-1 District. The applicant is requesting approval of a change in conditional use, to the extent that services provided would augment the existing conditional uses which would continue as part of the community center.

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 for a community center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). The property already includes over fifty off-street parking spaces arrayed around a central driveway. The Department of Planning considers this adequate for the demands which would be associated with the proposed use.

TransForm Baltimore: This property would become part of the I-1 District (Proposed Zoning Map Area 2-C) in which Educational Facilities: Commercial-Vocational, and Personal Services Establishments would be conditional uses, and offices would be permitted uses when secondary to another principal use (Table 11-301). The proposed use would be a combination of these uses.

Mr. David Lanner, BMZA  
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**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Arthur Putzel, Appellant