


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 / 1708-1710 Fleet Street		

TO

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

DATE:

August 11, 2014

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Fleet Real Estate LLC, to use the first floor of the premises as commercial space (exact use to be decided later), the second floor of the premises as two dwelling units, and the third floor of the premises as an efficiency unit. The Zoning Administrator has determined that this is a conditional use conversion and that a variance of Zoning Code lot area requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on August 12, 2014.

SITE

1708-1710 Fleet Street is located on the north side of the street, approximately 98'6" east of the intersection with Broadway. This property measures approximately 30' by 100' and is currently improved with a three-story attached building covering the entire lot. This site is zoned B-2-2 and is located within the Fells Point 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 an antique shop and an electrical and household appliances store, which are permitted uses in this B-2 Community Business District.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Business Districts – Lot area – Computations: (1) The maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the subdistrict in which the lot is located. (2) A fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§6-105). In this case, the lot encloses 3,000 square feet, and so allows up to four dwelling units.

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). Because the property is located in a designated historic district, it may be eligible for historic tax credits for restoration and renovation. It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 1708-1710 Fleet Street

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 4-B) in which multi-family dwellings would be conditional uses (Table 10-301). The C-1 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to the applicant receiving a Notice To Proceed from the Commission for Historical and Architectural Preservation for all exterior changes which may be required as a consequence of approval.

TJS/wya/mf

cc: Lisa Junker, Appellant