


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 / 400 South Bond Street & 1523 Bank Street		

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

DATE: August 27, 2009

REQUEST

The Department of Planning has received Joseph Woolman's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Saint Vincent de Paul Society of Baltimore, to construct a new one-story multi-purpose neighborhood center and a two-story infill addition, and to consolidate lots for an existing multi-purpose center.

It is the Planning Department's understanding that the consolidation, expansion, and renovation of the 400 South Bond Street and 1523 Bank Street properties will result in a more efficient operation of the Beans and Bread program. Key improvements entail providing an indoor waiting and queuing area for clients, additional offices for staff, and space to administer needed services to clients. The renovated and expanded facility will be better equipped to serve its current client population. The proposed combined structure on the lots proposed for consolidation does not represent an expansion of this facility's activities, particularly its transitional housing and homeless services center previously authorized by the Board.

We understand that this appeal is scheduled for hearing on September 1, 2009.

SITE

400 South Bond Street is located on the southwestern corner of the intersection with Bank Street. This property measures approximately 70' by 125' and is currently improved with a three-story building measuring approximately 70' by 105'. This site is zoned R-8. 1523 Bank Street is located on the southeastern corner of the intersection with Dallas Street. This property measures approximately 30' by 94' and is currently improved with a one-story building measuring approximately 30' by 90'. This site is also zoned R-8. The two sites are adjacent and together border the entire south side of Bank Street between Dallas and Bond Streets.

ANALYSIS

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-203 and §4-1103). Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2).

Off-Street Parking: The amount of off-street parking for a multi-purpose neighborhood center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii).

Lot Area Variance: Principal conditional uses in an R-8 District must comply with the minimum lot area and maximum lot coverage requirements for single-family detached dwellings, which are 5,000 sq ft and 40%, respectively. The lots combined contain approximately 12,280 sq ft. and so exceed the minimum lot area requirement. The lot coverage of the proposed structure with additions would be approximately 10,600 sq ft or 87%. The Board may authorize a variance of lot coverage that is more than that otherwise allowed by the applicable regulations (§15-202).

Required Yard: In this zoning district, a minimum rear yard setback of 25' is required. In this case, the proposed one and two-story building addition will project to within 0' of the rear lot line for 400 South Bond Street, which also is the combined premises' street frontage on Dallas Street and constitutes the existing street corner side yard of the existing warehouse designated as 1523 Bank Street. (No street corner side yard for the existing structure is required in an R-8 District (§4-1107).)

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).

Historic District: The subject property is in the Fells Point Historic District, a Baltimore City and National Register 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). The appellant's request for a Notice To Proceed with demolition of the non-contributing (non-historic) rear additions and the non-contributing warehouse structure was approved by CHAP at its January 13, 2009 public hearing. The appellant's request for approval of its plans for new construction and substantial rehabilitation of the historical structures on the site will be considered by the same Commission if the zoning and related issues pertaining to the premises are resolved to CHAP's satisfaction, including a granting of the relief sought here by the appellant.

Comprehensive Planning: The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, LEARN calls for eliminating homelessness City-wide (LIVE Goal I, Objective 1). As part of the City's strategic response to homelessness, targeted and increased access to job training, quality affordable housing, and health care are all necessary. Providing comprehensive services and assistance to homeless persons on a single site is consistent with achieving the goal of ending homelessness.

The City's 10-year plan to end homelessness, adopted in 2008, includes expanding outreach to help homeless persons enroll in healthcare programs (Goal II, Objective 1), increasing access by homeless persons to employment opportunities by increasing shelter-based life-skills and job training programs available to homeless persons (Goal III, Objective 1), ensuring that shelters receiving city dollars are accessible to individuals with disabilities (Goal IV, Objective 2), and expanding integrated resources centers ("one stop shops") that

include services such as benefits assistance, eviction prevention, health care services, housing referrals, mental health services, and employment development (Goal IV, Objective 2). The Saint Vincent de Paul Society's plans for use of the proposed combined structure on the lots proposed for consolidation are important to achieving these goals and objectives.

RECOMMENDATION

This Department believes that the area will be better served by having this facility include interior space in which homeless persons can wait for services instead of being required to wait outside. The Department of Planning therefore recommends approval of the appeal.

TJS/ewt/mf

cc: Joseph Woolman, Appellant