


TJH

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 / 2901 Chestnut Avenue		

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

DATE: October 21, 2010

REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mill Centre Limited Partnership, to use the property as an office building. We understand that this appeal is scheduled for hearing on October 26, 2010.

SITE

2901 Chestnut Avenue is located on the northeast corner of the intersection with Falls Road. This property measures approximately 150' along Chestnut Avenue and approximately 160' along Falls Road and contains approximately 0.352 acre, and is currently improved with a two-story stone former industrial building measuring approximately 50' by 28'. This site is zoned M-2-2.

ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-307).

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). The amount of off-street parking required for business, governmental or professional offices is one parking space per 800 square feet of office area in excess of 2,000 square feet (§10-405.17.i). The property has adequate lot area and public street access to provide the required amount of off-street parking.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Stanley Fine, Appellant