


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 / 700 North Calvert Street		

TO

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

DATE: October 29, 2015

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Center Stage Associates, Inc., to construct a second floor addition above a portion of the existing building. The Zoning Administrator has determined that this is a modification of a conditional use in a B-5 zoning district. We understand that this appeal is scheduled for hearing on November 3, 2015.

SITE

700 North Calvert Street is located on the northwest corner of the intersection with Monument Street. This property measures approximately 210'7" by 125'3" and contains approximately 0.566 acre, and is currently improved with a four-story historic institutional building which with its one-story rear addition covers the entire lot. This site is zoned B-5-1 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Conditional Use: In this zoning district, theaters are a conditional use, requiring approval by the Board (§6-608). In this case, the property was last authorized for use as a theater.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Historic District: The subject property is located within the Mount Vernon District, a locally 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). The applicant has been in contact with CHAP to complete the review process applicable to their project. Approval of this application should thus be conditioned upon construction of the proposed addition in accordance with historic standards as agreed among the applicant, CHAP, and the Maryland Historical Trust.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 7-C) in which Entertainment: Indoor, would be a conditional use (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that all improvements authorized by the Board are constructed in compliance with a Notice To Proceed issued by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Nathaniel Greene, Appellant
Central