


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 / 521-545 Saint Paul Street		

TO

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

DATE: January 23, 2012

REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of PMC Property Group, to convert an existing vacant office building to a 78 unit multiple-family dwelling. We understand that this appeal is scheduled for hearing on January 24, 2012.

SITE

521-545 Saint Paul Street is located on the southeast corner of the intersection with Centre Street and extends along Saint Paul Street southward to Hamilton Street. This property measures approximately 201'2" by 96'6" and is currently improved with a two-story commercial building covering the entire lot. This site is zoned B-4-1 and is located within the Mount Vernon Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-506). In this case, the property was last authorized for use as offices – business, governmental, and professional, which is also a permitted use in this B-4 Central Business District.

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.

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). In this zoning district, multiple-family dwellings require one off-street parking space per 4 dwelling units (§10-405.1.iv). For 78 dwelling units, 20 parking spaces are required; none are proposed to be provided.

Land Use and Urban Design: The basement level of the existing building has a vehicular entrance on its northeastern side, accessible from Centre Street, used for deliveries and for trash removal serving the office uses of the structure. As loading docks would no longer be needed if the building was converted to residential use, portions of the existing basement could be used to provide off-street parking for residents if structurally feasible. The applicant should work with this Department to ensure that the maximum feasible number of parking spaces is provided on the property as a result of the proposed renovation and new construction. Alternatively, the applicant should present to the Board leases for off-street parking that meet Zoning Code requirements.

Mr. David Lanner, BMZA
Executive Director
Page 2
Re: 521-545 Saint Paul Street

RECOMMENDATION

The Department of Planning recommends approval of the appeal, conditioned upon the applicant providing off-street parking within the basement of the building, or providing off-street parking spaces through leasing arrangements with nearby parking garages.

TJS/wya/mf

cc: Stanley Fine, Appellant