


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 / 30 South Calvert Street etc. *		

TO

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

DATE: February 7, 2014

REQUEST

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of PMC Property Group, to consolidate lots known as * 30, 32, 34, and 36 South Calvert Street and 31-33-35 Grant Street, redevelop the structure at 30 South Calvert Street as 14 dwelling units, demolish structures at 32-34-36 South Calvert Street and replace them with a 44-dwelling unit multiple-family structure that would also contain approximately 3,657 square feet of retail space, and redevelop 31-33-35 Grant Street as 63 multiple-family dwelling units. The Zoning Administrator has determined a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on February 11, 2014.

SITE

30 South Calvert Street is located on the southwest corner of the intersection with Water Street. This property measures approximately 26'1" by 80'11" and is currently improved with a seven-story building covering the entire lot. 32 South Calvert Street is located on the west side of the street, approximately 26'1" south of the intersection with Water Street. This property measures approximately 16'11" by 80'7" and is currently improved with a two-story building covering the entire lot. 34 South Calvert Street is located on the west side of the street, approximately 43' south of the intersection with Water Street. This property measures approximately 17'1" by 80'6" and is currently improved with a four-story building covering the entire lot. 36 South Calvert Street is located on the west side of the street, approximately 60'1" south of the intersection with Water Street. This property measures approximately 19'8" by 80'6" and is currently improved with a four-story building covering the entire lot. 31-33-35 Grant Street is located on the southeast corner of the intersection with Water Street. This property measures approximately 99'7" by 61'2" and is currently improved with an eight-story building covering the entire lot. This site is zoned B-5-2 and is located within the Central Business District Urban Renewal Plan area and the Business and Government Center National Register Historic District. All of these properties to be consolidated are currently owned by the City of Baltimore and being offered for redevelopment through a Land Disposition Agreement.

ANALYSIS

Use: In this zoning district, dwellings and retail uses are permitted, and so are allowed (§6-606). In this case, portions of the property were last authorized for use as offices and an office supply store.

Urban Renewal Plan: This site is located in the Central Business District Urban Renewal Area, where the Urban Renewal Plan is administered by the Baltimore Development Corporation.

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 a total of 77 dwelling units to be created at 30 South Calvert Street and 31-35 Grant Street, 19 parking spaces are required; none are or can be provided. The applicant also proposes to construct a new residential mixed-use building containing 44 dwelling units on the lots now known as 32-34-36 South Calvert Street. The Zoning Code requires 11 parking spaces to serve those units, but no parking spaces to serve retail use, including possible restaurant use.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board ordinarily may authorize. The Department of Planning notes that this site is very well-served by public transportation, with numerous employment locations within less than ten minutes' walking time from it, and is also close to several downtown parking garages. For these reasons and to protect the integrity of existing historic structures that would be converted to dwellings, the Board should consider granting the requested variances.

Historic District: The site is located in a designated historic district, and so portions not involving new construction may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

Land Use and Urban Design: The application refers to consolidation of all of these properties. However, a public way known as Hollingsworth Street separates the property known as 31-33-35 Grant Street from the remainder of the properties included in this application. The applicant should proceed with necessary steps to initiate condemnation, closure, and conveyance of any part of Hollingsworth Street needed to facilitate the proposed lot consolidations.

TransForm Baltimore: This property would become part of the C-5-DC District (Proposed Zoning Map Area 14-B) in which multi-family dwellings would be permitted uses (Table 10-301). The C-5 Districts would be exempt from off-street parking requirements (§16-601).

RECOMMENDATION

The Department of Planning recommends approval of the application, conditional upon approval of the proposed development in accordance with the Central Business District Urban Renewal Plan.

TJS/wya/mf

cc: Caroline Hecker, Appellant