


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 / 26 South Calvert Street		

TO

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

DATE: February 6, 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 use the premises as a multiple-family detached dwelling containing 76 dwelling units. The Zoning Administrator has determined that 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

26 South Calvert Street is located on the northwest corner of the intersection with Water Street. This property measures approximately 39'10" by 157' and is currently improved with a 12-story detached office building covering the entire lot. This site is zoned B-4-2 and is located within the Central Business District Urban Renewal Plan area and the Business and Government Center National Register Historic District.

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 but has been vacant for a number of years.

Urban Renewal Plan: This property is located in the Central Business District 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 76 dwelling units, 19 parking spaces are required; none are or can be provided. The prior office use would have required 13 parking spaces, but as the structure dates from 1905 these were not provided, but may be credited toward the current requirement for the proposed 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 the existing historic structure, the Board should consider granting the requested variance of 6 parking spaces.

Historic District: The property is located in a designated historic district, and so 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.

TransForm Baltimore: This property would become part of the C-5-TO 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 this appeal.

TJS/wya/mf

cc: Caroline Hecker, Appellant