


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1118-1136 Ward Street		

TO

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

DATE: March 15, 2012

### REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Paul's Place, Inc., to relocate some counselling services now located at 1118 Ward Street to 1136 Ward Street, which would be approved as a multi-purpose neighborhood center. We understand that this appeal is scheduled for hearing on March 20, 2012.

### SITE

1118-1136 Ward Street is located on the north side of the street, approximately 206' northeast of the intersection with Ostend Street. 1118 (formerly 1118-34) Ward Street measures approximately 93' by 74' and is currently improved with a two-story semi-detached multi-purpose neighborhood center building measuring approximately 92' by 58'. 1136 Ward Street measures approximately 12' by 74' and is currently improved with a two-story attached residential building measuring approximately 12' by 40'. This site is zoned R-8 and is located within the Washington Village Urban Renewal Plan area and the Pigtown National Register Historic District.

### ANALYSIS

Conditional Use: In this zoning district, philanthropic and charitable institutions and multi-purpose neighborhood centers are both conditional uses, requiring approval by the Board (§4-1103). The applicant is proposing, as part of this application, to reclassify the use of the premises from a philanthropic and charitable institution to a multi-purpose neighborhood center.

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). The applicant is proposing to expand the conditional use of 1118 Ward Street by adding 1136 Ward Street as a part of the counselling facilities on site.

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

Insufficient Lot Area: In this zoning district, multi-purpose neighborhood centers require 5,000 square feet of lot area (§4-1106.c.). The lot known as 1136 Ward Street only encloses 888 square feet, and so does not meet this requirement. The lot known as 1118 Ward Street encloses 6,882 square feet, and so does meet this requirement. Approval of this application is thus contingent upon the applicant consolidating 1136 Ward Street with 1118 Ward Street.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance for 1136 Ward Street on its own would be over 82%. Such a variance would far exceed the discretionary range of the Board. There would be no variance required if 118 and 1136 Ward Street were consolidated.

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.

### **RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant consolidating the lots known as 1118 Ward Street and 1136 Ward Street.

TJS/wya/mf

cc: Stanley Fine, Appellant