


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 / 6571 Eastern Avenue		

TO

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

DATE: March 20, 2015

REQUEST

The Department of Planning has received Jim Gosnell's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Bayview Hotel Partners LLC, to consolidate and resubdivide lots 5A/ 5D to create a developable lot for a five-story hotel containing 112 rooms. The Zoning Administrator has determined that the hotel is a conditional use in a M-2 Zoning District. We understand that this appeal is scheduled for hearing on March 24, 2015.

SITE

6571 Eastern Avenue is located on the south side of the street, approximately 500' east of the intersection with Kane Street. This property measures approximately 162'2" along Eastern Avenue and contains approximately 4.561 acres, and its northeastern portion is currently improved with a new one-story detached commercial building used as a garage for service and minor repair of motor vehicles, including tire sales and installation of automobile accessories. The remainder of this property is vacant and awaiting redevelopment. This site is zoned M-2-1 and is located within the Southeast Neighborhoods (SEND) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, hotels and motels are a conditional use, requiring approval by the Board (§7-307). In this case, the property was last authorized for use for automobile accessories sales and installation, which is a permitted use in this M-2 Industrial District under the category of garages for storage, repair, and servicing of motor vehicles.

Projections and Obstructions into Required Yards: (a) *In general.* Except for the specified projections and obstructions listed in this section, every part of a required yard or of any other required open space must be open and unobstructed from the ground to the sky (§3-209). In this case, the proposed parking area in front of the proposed structure is not listed among the permitted projections and obstructions into required yards.

Land Use and Urban Design: The proposed resubdivision of this property requires approval from the Planning Commission. The Site Plan Review Committee is scheduled to review this proposed hotel development on March 25, 2015.

TransForm Baltimore: This property would become part of the I-2 District (Proposed Zoning Map Area 8-D) in which lodging: hotels or motels, would be a prohibited use (Table 11-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the development plan and subdivision plan are approved by the Planning Commission.

TJS/wya/mf

cc: Jim Gosnell, Appellant

Northeast