


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 / 2600 North Howard Street		

TO

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

DATE: March 25, 2013

REQUEST

The Department of Planning has received Evan Morville's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of 2600 North Howard Street LLC, to use portions of the premises as offices and a 150-seat auditorium. The Zoning Administrator has determined that this is a conditional use in a M-1 District, and that a variance of off-street parking requirements of the Zoning Code may be required for approval of this application. We understand that this appeal is scheduled for hearing on April 2, 2013.

SITE

2600 North Howard Street is located on the northwest corner of the intersection with 26th Street. This property measures approximately 79'8" along Howard Street by 306'11" along 26th Street and is currently improved with a one-story commercial-industrial building covering the entire lot. This site is zoned M-1-2.

ANALYSIS

Conditional Use: In this zoning district, auditoriums and offices: business and professional, other than accessory, are conditional uses, requiring approval by the Board (§7-207). The proposed uses would be compatible with recent development and redevelopment in the area, particularly the renovation and re-use of the Miller's Court building across Howard Street from this property.

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). The amount of off-street parking required for business, governmental or professional offices is one parking space per 800 square feet of office area in excess of 2,000 square feet (§10-405.17.i). The amount of off-street parking required for an auditorium is one parking space per 10 persons of rated capacity (§10-405.22.i). In this case, for 150 seats capacity, 15 off-street parking spaces are required; none are provided presently. The applicant should provide a floor plan of the premises to allow calculations of the required amount of off-street parking.

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% unless off-site off-street parking is provided, or the applicant may be able to provide on-site parking if a portion of the existing structure is removed.

Land Use and Urban Design: The proposed use of this property was further detailed at a Site Plan Review Committee meeting on December 19, 2012. The plan included demolition of the rear 8,400 square feet of the existing structure and creation of an accessory off-street parking lot with 18 spaces at the western end of the property. The plan also proposed inclusion of a restaurant which would be located at the eastern end of the property. Final approval of site plans would not occur until a proposed rezoning of the property had been approved. City Council bill no. 13-0208 was introduced March 18, 2013, for the purpose of rezoning this property from the M-1-2 Zoning District to the B-2-2 Zoning District.

RECOMMENDATION

The Department of Planning has no objection to this appeal, provided that the applicant provides off-street parking to meet the requirements of the Zoning Code related to the proposed uses of the property.

TJS/wya/mf

cc: Evan Morville, Appellant