


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 / 1215 East Fort Avenue		

TO

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

DATE: March 23, 2012

REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Phillips Headquarters LLC, to use approximately 46,000 square feet of one of three buildings on this property as non-accessory office space. We understand that this appeal is scheduled for hearing on April 3, 2012.

SITE

1215 East Fort Avenue is located on the south side of the street, approximately 330' east of the intersection with Woodall Street, and at the southwest corner of the intersection of Fort Avenue with Jones Street, a paper street. This property measures approximately 409'3" along Fort Avenue by approximately 884' and contains approximately 8.536 acres, and is currently improved with two two-story industrial buildings and two surface parking areas. This site is zoned M-3.

ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-407). The property is currently authorized for beverage manufacturing and used for food products manufacturing and processing, which are permitted uses in a M-3 Industrial District. The owner no longer needs to use all of the available floor area on the premises, and intends to lease or otherwise use the unused portion as office space.

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 400 square feet of office area in excess of 1,000 square feet (§10-405.17). The proposed use of 46,000 square feet for offices would create a requirement to provide 113 parking spaces. The property currently has approximately 198 parking spaces in the two parking areas on site.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Stanley Fine, Appellant
Southern