


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 / 5500 Gwynn Oak Avenue		

TO

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

DATE:

March 21, 2016

REQUEST

The Department of Planning has received Nnamdi Iwuoha's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Avalon-Gwynn Oak LLC, to create six additional parking spaces in front of the existing building, adding a curb cut on Gwynn Oak Avenue for access to the new parking lot. The Zoning Administrator has determined that a variance of the standard relating to permitted projections and obstructions in a front yard is needed for approval. We understand that this appeal is scheduled for hearing on April 5, 2016.

SITE

5500 Gwynn Oak Avenue is located on the northwest corner of the intersection with Rogers Avenue. This property measures approximately 100' by 131' and contains approximately 0.295 acre, and is currently improved with a two-story detached commercial building. This site is zoned B-1-1 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Use: This property was last authorized for use as a barber shop, offices, and retail sales, which are permitted uses in this B-1 Neighborhood Business District (§6-206). The applicant is not proposing any changes to the currently approved uses of this property.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). The application does not cite any increased intensity of use that would justify the proposed additional parking lot.

Required Access, Design of Driveways and Ramps: In establishing parking spaces under this title, driveways or access ramps must be designed and constructed in a way that permits vehicles to enter or leave the parking spaces without having to move any other vehicle onto the public way (§10-306.b). The applicant must work with the Department of Transportation concerning the proposed new curb cut on Gwynn Oak Avenue, and with the Department of Planning concerning the parking lot layout and appropriate screening, if the Board should approve this application.

Comprehensive Planning: The community in which this property is located is predominantly residential, with front lawns between the buildings and the street. This is true of this block of Gwynn Oak Avenue, and the proposed location of the new parking lot would be a sharp contrast to the existing appearance of the block.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 1-C) in which Offices, Personal Services Establishments, and Retail Goods Establishments – with No Alcohol Sales, would be permitted uses (Table 10-301). These uses would have some off-street parking requirements based on their floor area (e.g., 2 spaces per 1,000 square feet of gross floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal unless the applicant demonstrates that an intensification of use of the property necessitates the proposed new front yard parking area. Should the applicant so demonstrate to the Board's satisfaction, approval should be subject to the condition that the proposed parking area, including its curb cut, receives approval from the Site Plan Review Committee.

TJS/wya/mf

cc: Nnamdi Iwuoha, appellant