


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 / 1415 Bush Street		

TO

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

DATE: April 29, 2015

REQUEST

The Department of Planning has received Adam Berg's Board of Municipal and Zoning Appeals (BMZA) application to use the property as an indoor recreation facility (recreation building). The Zoning Administrator has determined that this is a conditional use in a M-2 Zoning District. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

1415 Bush Street is located on the northeast corner of the intersection with Hamburg Street, and extends along the northwest side of Hamburg Street to its intersection with Bayard Street. This L-shaped property measures approximately 311' along Bush Street by 478'9" along Hamburg Street and 501' along Bayard Street, and contains approximately 3.87 acres, and is currently improved with a one-story detached commercial building measuring approximately 190' by 260'. This site is zoned M-2-2 and is located within the Carroll Camden Industrial Area Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, recreation buildings and community centers are a conditional use, requiring approval by the Board (§7-307). In this case, the property was last authorized for use as a garage for storage, repair and servicing of motor vehicles, and as a contractor and construction shop and yard, which are permitted uses, and a school: industrial trade, which is a conditional use in this M-2 Industrial District.

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

Land Use and Urban Design: The application describes the types of recreational activities which would occur within the existing structure, but does not indicate hours of operation, or specific hours for specific activities if appropriate. Given the location of this property, in the inner portion of a large and long-established industrial area, the applicant should make arrangements with the Carroll Camden Business Association concerning these hours, in order to minimize potential conflicts between vehicles belonging to patrons of the proposed recreation facility and vehicles serving surrounding or nearby industrial and commercial occupants of the Carroll Camden Industrial Park.

TransForm Baltimore: This property would become part of a I-2 District (Proposed Zoning Map Area 10-B) in which indoor recreation would be a prohibited use (Table 11-301). "Recreation: Indoor" includes indoor tennis courts and indoor swimming pools (§1-312 (G)).

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RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that the applicant maintains hours of operation and schedules of indoor recreational activities which would not generate conflicts of traffic with existing vehicular service to nearby industrial and other commercial uses in the Carroll Camden Industrial Area.

TJS/wya/mf

cc: Adam Berg, Appellant