


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 / 333 West Ostend Street		

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

DATE: May 29, 2015

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 1301 Howard LLC, to use the entire premises for offices. 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 June 2, 2015.

SITE

333 West Ostend Street is located on the southeast corner of the intersection with Howard Street, with the elevated expressway of I-395 bordering it to the east. This property measures approximately 155'4" along Ostend Street and 196' along Howard Street and contains approximately 0.735 acre, and is currently improved with a one- and two-story detached commercial-industrial building covering the entire lot. This site is zoned M-2-3 and is located within the Carroll Camden Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, offices: business, governmental, and professional, are a conditional use, requiring approval by the Board (§7-307). This property was originally used for a metal stamping and decorating factory. The applicant proposes to convert this hundred-year-old structure to office space.

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

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 2,000 square feet of office area in excess of 50,000 square feet (§10-405.17). As the existing structure contains less floor area than the threshold cited, there is no requirement for off-street parking spaces to serve the proposed use. However, because the property is bordered by a railroad at its southern boundary and by public streets on its other three sides, the applicant should make arrangements with owners of nearby properties for provision of some off-street parking to serve future occupants of the structure.

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TransForm Baltimore: This property would become part of an I-MU (Industrial Mixed-Use) District (Proposed Zoning Map Area 11-A) in which Offices would be permitted uses (Table 11-301). Offices would be required to have 1 off-street parking space per 800 square feet of gross floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant