


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 / 1604 West North Avenue		

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 Dennis Wright's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a multi-purpose neighborhood center providing a free computer-Internet lab and a youth violence prevention center. The Zoning Administrator has determined that a variance of off-street parking requirements is needed for approval. We understand that this appeal is scheduled for hearing on June 2, 2015.

SITE

1604 West North Avenue is located on the north side of the street, approximately 192' west of the intersection with Pennsylvania Avenue. This property measures approximately 14' by 85' and is currently improved with a three-story attached building measuring approximately 14' by 72'. This site is zoned B-2-3 and is located within the Penn-North Transit Station Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, multi-purpose neighborhood centers are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a single-family attached dwelling.

Urban Renewal Plan: This property is located in the Penn-North Transit Station 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 for a multi-purpose neighborhood center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). This property is less than 300' from access to and from the Penn-North subway station, and thus both its staff and its anticipated clientele would not need to use personal vehicles to arrive at this site. For this reason, and because there is some parking potentially available on adjacent property owned by the North & Pennsylvania Limited Partnership if commercial business hours and the proposed use's hours did not conflict, the Department of Planning is not recommending that the applicant be required to provide off-street parking in support of the proposed use.

TransForm Baltimore: This property would become part of a O-R-1 with R-MU (Residential Mixed Use) Overlay District (Proposed Zoning Map Area 6-B) in which Cultural Facilities and Educational Facilities: Primary and Secondary, would be permitted uses (Table 12-301).

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 1604 West North Avenue

Cultural facilities would be required to provide 1 off-street parking space per 4,000 square feet of floor area, a requirement which would not apply to this property as currently improved.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Dennis Wright, Appellant