


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 / 1501 West Lexington 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 Van Brooks' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a multi-purpose neighborhood center. The Zoning Administrator has determined that this is a conditional use in a R-9 Zoning District. We understand that this appeal is scheduled for hearing on June 2, 2015.

SITE

1501 West Lexington Street is located on the southwest corner of the intersection with Stricker Street. This property measures approximately 20' by 90' and is currently improved with a one-story building measuring approximately 20' by 68'. This site is zoned R-9 and is located within the Franklin Square Urban Renewal Plan area and the Franklin Square National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-1203). In this case, the property was last authorized for use as a grocery store, which is a nonconforming use in this R-9 General Residence District. The proposed use would extinguish nonconforming use of this property.

Urban Renewal Plan: This property is located in the Franklin Square 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 can provide two off-street parking spaces in the rear yard area. The applicant should inform the Board of the multi-purpose center programs and associated staffing and attendance levels in order for a determination to be made of the appropriate amount of off-street parking to serve the proposed use.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-D) in which Cultural Facilities would be conditional uses (Table 9-301).

Mr. David Tanner, BMZA
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RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Van Brooks, Appellant