


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 6801 Eastern Avenue		

TO

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

DATE:

June 7, 2013

**REQUEST**

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Crossroads Eastern Avenue LLC and Urban Evolution Baltimore, to use a 16,500 square feet portion of the existing structure as a recreation building with 51 parking spaces provided on site. The Zoning Administrator has determined that this is a conditional use in a M-1 District. We understand that this appeal is scheduled for hearing on June 11, 2013.

**SITE**

6801 Eastern Avenue is located on the south side of the street, approximately 150' east of the intersection with the Interstate Highway 95 off-ramp leading to eastbound Eastern Avenue. This property measures approximately 62'11" along Eastern Avenue and contains approximately 3.112 acres, and is currently improved with a two-story detached commercial-industrial building measuring approximately 250' by 210'. This site is zoned M-1-1.

**ANALYSIS**

Conditional Use: In this zoning district, recreation buildings are a conditional use, requiring approval by the Board (§7-207). In this case, the property was last authorized for use for food products manufacturing, which is a permitted use in this M-1 Industrial District. As this property has multiple tenants/ users, the proposed use would occupy approximately 30% of the existing structure.

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). The amount of off-street parking for a recreation building will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). This property includes parking areas that are accessible from both Eastern Avenue on the north and from 45<sup>th</sup> Street on the east, in Baltimore County. The number of parking spaces currently "striped" is about half of the 51 spaces that the application indicates would be provided. The applicant has provided a site plan demonstrating locations and amounts of off-street parking, and showing placement of required spaces designated for handicapped persons and their vehicles, for approval by the Department of Planning. It is noted that about 13 of these proposed 51 spaces are partially over the City line, in Baltimore County, although on the same property.

TransForm Baltimore: This property would become part of an I-2 District (Proposed Zoning Map Area 8-D) in which indoor recreation use would not be allowed (Table 11-301). "Recreation: Indoor" means "predominantly participant recreational activities or games of skill that are conducted within a wholly enclosed building" (§1-312.G).

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**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant receiving approval from this Department for a parking lot layout (site plan for parking) that provides the necessary number of off-street parking spaces determined by the Board while meeting accessibility and dimensional criteria for such spaces.

. TJS/wya/mf

cc: Nate Pretl, Appellant