


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 / Rear, West side S. Conkling St. (Block 6313A, Lot 42)		

TO

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

DATE:

June 12, 2014

REQUEST

The Department of Planning has received Joshua Parker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Zane Corporation, to continue to use the premises as offices, storage, and parking garages, and to use a portion of the premises for artisans' and craft work. The Zoning Administrator has determined that this is an addition of a conditional use. We understand that this appeal is scheduled for hearing on June 17, 2014.

SITE

This property is located in the center of the block bounded by Baylis Street on its west, Gough Street on its north, Conkling Street on its east, and Bank Street on its south. This 0.243 acre property measures approximately 106'3" along the alley behind Gough Street's row-houses by 110' north-to-south and has a southern boundary of approximately 101' along a 10' wide alley behind the properties on Bank Street. The site is currently improved with a five-story storage building and a grouping of attached one-story and two-story commercial buildings. This site is zoned B-2-2 and is located within the Patterson Park – Highlandtown National Register Historic District. The 10' wide alley on this property's southern boundary separates it from the Highlandtown Business Area Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, artisans' and craft work is a conditional use, requiring approval by the Board (§6-308). The application indicates that the portion of the premises above the street level, which would continue to be used for off-street parking garages, would be converted to an artist's studio.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 8-C) in which arts studios would be permitted uses (Table 10-301). "Arts studio" includes dance, martial arts, photography, music, painting, gymnastics, or yoga studios, but excludes artisan-related crafts, such as small-scale metal-working, glassblowing, furniture making, pottery, leathercraft, and similar activities (§1-202 (V) and (W)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Joshua Parker, Appellant

East