


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 / 877-889 Hollins Street et al. *		

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

DATE: August 21, 2015

### REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Berlee Realty LLC and Cross Street Partners, to consolidate the properties known as 877-889 Hollins Street, \* 873-875 Hollins Street, 890 Boyd Street, and 892 Boyd Street, and use the premises as offices. The Zoning Administrator has determined that this is a conditional use in a M-1 zoning district. We understand that this appeal is scheduled for hearing on August 25, 2015.

### SITE

The properties proposed for consolidation are located on the south side of Hollins Street and east side of Poppleton Street, and extend southward to Boyd Street and east to Callendar Street. This property when consolidated would measure approximately 129' along Hollins Street by 132' along Poppleton Street, and is currently improved with a grouping of two- and three-story buildings covering approximately 95% of the proposed consolidated lot. This site is zoned M-1-2 and is located within the Poppleton Urban Renewal Plan area and the Hollins Roundhouse National Register Historic District.

### ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-207). In this case, the property was last authorized for use as a textile mill, which is a permitted use in this M-1 Industrial 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 800 square feet of office area in excess of 2,000 square feet (§10-405.17). Credit of 1 space per 4 employees of the former manufacturing establishment may be given here. The applicant has informed Planning staff that off-street parking will be provided on adjacent property under lease that, although zoned R-8, has been in use as a surface parking lot since before 1971. Approval of this application should be conditioned upon continued provision of sufficient off-street parking to serve the uses of the consolidated property, and upon Site Plan Review Committee staff approval of the plan for the off-street parking.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is not known to Planning staff.

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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 R-8 District (Proposed Zoning Map Area 6-D) in which government offices and Neighborhood Commercial Establishments would be conditional uses (Table 9-301). "Neighborhood commercial establishment" means "a commercial use that is within a residential neighborhood, but in a structure that is non-residential in its construction and original use" (§1-310 (I)).

### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal subject to the conditions that sufficient off-street parking meeting the requirements of §10-304 of the Zoning Code is provided to serve the uses of the consolidated property, and that the parking lot plan for the surface open-air off-street lot known as 895 Boyd Street and 886 West Lombard Street is approved by the Planning Department.

TJS/wya/mf

cc: Nate Pretl, Appellant