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| FROM | NAME & TITLE | THOMAS STOSUR, DIRECTOR | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR | | |
| | SUBJECT | BMZA / 25 Light Street | | |

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

DATE: October 10, 2013

REQUEST

The Department of Planning has received Ricardo Cavazos' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of United Properties LLC, to continue to use the first floor of the premises for a commercial use, and use the upper floors for 7 dwelling units. The Zoning Administrator has determined that a variance of Zoning Code parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on October 15, 2013.

SITE

25 Light Street is located on the northeast corner of the intersection with Water Street. This property measures approximately 70' along Light Street by 38' along Water Street and contains approximately 0.058 acre, and is currently improved with a four-story semi-detached building covering the entire lot. This site is zoned B-4-2 and is located within the Central Business District Urban Renewal Plan area and the Business and Government Center National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-506). In this case, the property was last authorized for use as a restaurant, which is a permitted use in this B-4 Central Business District.

Urban Renewal Plan: This property is located in the Central Business District 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). In this zoning district, multiple-family dwellings require one off-street parking space per 4 dwelling units (§10-405.1.iv). For seven dwelling units, two parking spaces are required; none are or can be provided.

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 75%, which is within the variable amount the Board may authorize. The Department of Planning notes that this site is very well-served by public transportation, with numerous employment locations within less than ten minutes' walking time from it, and is also close to several downtown parking garages.

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TransForm Baltimore: This property would become part of the C-5-TO District (Proposed Zoning Map Area 14-B) in which multi-family dwellings would be permitted uses (Table 10-301). The C-5 Districts would be exempt from off-street parking requirements (§16-601).

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.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Ricardo Cavazos, Appellant