


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 / 314 North Paca Street		

TO

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

DATE: October 16, 2014

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Home Acquisition LLC, to use the premises as five efficiency units and one dwelling unit. The Zoning Administrator has determined that this is a conditional use conversion and that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on October 21, 2014.

SITE

314 North Paca Street is located on the west side of the street, approximately 160' north of the intersection with Saratoga Street. This property measures approximately 17'4" by 101' and is currently improved with a three-story attached vacant commercial building measuring approximately 17'4" by 68'. This site is zoned B-5-1 and is located within the Market Center Urban Renewal Plan area and the Market Center National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-606). In this case, the property has been vacant for an extended period of time and so has been designated as a single-family dwelling according to Zoning Code §3-305.a.2.).

Urban Renewal Plan: This property is located in the Market Center 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 and one space per 8 efficiency units (§10-405.1.iv). For one dwelling unit plus 5 efficiency units, one parking space is 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 less than 75%, which is within the variable amount the Board may authorize.

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 the C-5-DC District (Proposed Zoning Map Area 14-A) in which multi-family dwellings would be permitted uses (Table 10-301). The C-5 DC District would be exempted from off-street parking requirements (§10-503 (I)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Lisa Junker, Appellant