

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 4915 Greenspring Avenue

CITY of
BALTIMORE
MEMO



TO

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

DATE: October 30, 2015

REQUEST

The Department of Planning has received Ernest Burkeen's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the lot and construct an electrical substation on the portion of the lot to be known as 2000 Old Cold Spring Lane. The Zoning Administrator has determined that this is a conditional use in a R-5 zoning district. We understand that this appeal is scheduled for hearing on November 3, 2015.

SITE

4915 Greenspring Avenue, better known as Cylburn Park, is located on the east side of the street, and contains approximately 181.5 acres extending from Northern Parkway southward to Old Cold Spring Lane along the western slope of the Jones Falls Valley. This property is currently improved with an historic two-story building known as the Cylburn Mansion and a group of newer structures associated with current use of the property as a municipal park. This site is zoned R-5 and is located within the Coldspring Neighborhood Development Program Urban Renewal Plan area. The Cylburn Mansion, completed in 1888, is a designated Baltimore City Landmark.

ANALYSIS

Conditional Use: In this zoning district, public utility uses, including repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations, are a conditional use, requiring approval by the Board (§4-803). The proposed electrical substation would qualify as a combination of these specific uses (excluding "pumping").

Urban Renewal Plan: This property is located in the Coldspring Neighborhood Development Program Urban Renewal Plan Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Land Use and Urban Design: The proposed installation, including its access and its location not visible from the Cylburn Mansion, has been approved by the Site Plan Review Committee. Subdivision of the property requires Planning Commission approval. As part of its consideration of the proposed subdivision, the Commission would review the proposed development plan for this electrical substation, including related landscaping and floodplain and forest mitigation.

TransForm Baltimore: This property would become part of an OS (Open Space) District (Proposed Zoning Map Area 2-C) in which utilities would be conditional uses (Table 7-202). "Utilities" must comply with specific design standards (§14-338).

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RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that subdivision of the property, and its associated development plan, receive approval from the Planning Commission.

TJS/wya/mf

cc: Ernest Burkeen, Appellant