


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 / 2002-2032 Greenmount Avenue		

TO

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

DATE: November 12, 2015

REQUEST

The Department of Planning has received Ryan Potter's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of North Barclay Green Limited Partnership, to consolidate and resubdivide lots and construct a four-story structure containing thirty dwelling units, retail space, and a community center (multi-purpose neighborhood center). The Zoning Administrator has determined that variances of yard setback and off-street parking requirements are needed for approval. We understand that this appeal is scheduled for hearing on November 17, 2015.

SITE

2002-2032 Greenmount Avenue is located on the southwest corner of the intersection with 21st Street, and extends along the west side of Greenmount Avenue southward to its intersection with Worsley Street. This property will measure approximately 213' along Greenmount Avenue following lot consolidation, and is currently unimproved. This site is zoned B-2-3 and is located within the Barclay Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, dwellings, retail uses, and multi-purpose neighborhood centers are permitted uses, and so are allowed (§6-306). In this case, part of the property was last authorized for use as a liquor store, which is now demolished, and other commercial uses; the lots to be consolidated are currently vacant and unimproved.

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

Comprehensive Planning: These properties are included in the third phase of the Barclay redevelopment project being undertaken by the Housing Authority of Baltimore City ("HABC") and its development partner, Telesis Corporation (with which the applicant is affiliated). The project will spur the revitalization of the Barclay neighborhood through the renovation and new construction of over 300 units of mixed-income housing and accessory residential services and retail service businesses.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-312.e.). In this case, the proposed residential mixed-use structure will project to within 4' of the rear lot line.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). In this zoning district, multiple-family dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For 30 dwelling units, 15 parking spaces are required; ten are to 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 33%, which is within the variable amount the Board may authorize.

Land Use and Urban Design: Subdivision of the property following lot consolidation requires approval by the Planning Commission. The applicant is continuing to work with Planning staff to ensure that this project meets all subdivision requirements.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-A) in which dwellings above the ground floor, live-work dwellings, community centers, cultural facilities, personal services establishments, and retail goods establishments with no alcohol sales, would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that subdivision of the property for this development is approved by the Planning Commission.

TJS/wya/mf

cc: Ryan Potter, Appellant