

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR
	SUBJECT	BMZA / 2000 Greenmount Avenue/ 1920 Greenmount Avenue

CITY of  
BALTIMORE  
**MEMO**



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

DATE: November 12, 2015

### REQUEST

The Department of Planning has received Ryan Potter's Board of Municipal and Zoning Appeals (BMZA) consolidated application, on behalf of North Barclay Green Limited Partnership, to consolidate lots and construct a three-story structure containing five dwelling units, retail space, and a community center (multi-purpose neighborhood center) on the property to be known as 2000 Greenmount Avenue; and to construct a four-story structure containing nine dwelling units, retail space, and a community center on the property to be known as 1920 Greenmount Avenue. 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

2000 Greenmount Avenue is located on the northwest corner of the intersection with 20<sup>th</sup> Street, and extends along the west side of Greenmount Avenue northward to its intersection with Worsley Street. This property will measure approximately 70' along Greenmount Avenue following lot consolidation, and is currently unimproved. 1920 Greenmount Avenue is located on the southwest corner of the intersection with 20<sup>th</sup> Street, and extends along the west side of Greenmount Avenue southward to its intersection with Heaver Street. This property will measure approximately 120' along Greenmount Avenue following lot consolidation, and is currently unimproved. These sites are zoned B-2-3 and are 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, parts of each property were last authorized for various commercial uses; all of the lots to be consolidated are currently vacant and unimproved.

Urban Renewal Plan: These properties are located in the Barclay Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed uses 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 structures will project to within 27' and 11' respectively, of their rear lot lines.

**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 a total of 14 dwelling units, 7 parking spaces are required; 7 are to be provided in off-street surface parking lots which are separate from these development lots, but part of the entire Barclay redevelopment project.

**Land Use and Urban Design:** The applicant is continuing to work with Planning staff to ensure that this project meets all development 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.

TJS/wya/mf

cc: Ryan Potter, Appellant