


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 / 224-228 North Gay Street		

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

DATE: November 29, 2010

REQUEST

The Department of Planning has received Nolan Floyd's Board of Municipal and Zoning Appeals (BMZA) application to use the entire building, including a proposed rear addition, for offices. We understand that this appeal is scheduled for hearing on December 7, 2010.

SITE

224-228 North Gay Street is located on the northwest corner of the intersection with Front Street. This property measures approximately 52'6" by 74' and is currently improved with a four-story commercial building covering the entire lot. This site is zoned M-2-3 and is located within the Gay Street National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-307). In this case, the property was last approved for use as a carry-out food shop, which is a permitted use in this M-2 Industrial District (§7-306), and a multiple-family dwelling, which is a nonconforming use.

Off-Street Parking: 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). The amount of off-street parking required for business, governmental or professional offices is one parking space per 2,000 square feet of office area in excess of 50,000 square feet (§10-405.17). The property has an approximate area of 3,900 square feet, and thus does not approach this threshold requirement. There is no available lot area for on-site parking.

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 has no objection to this appeal.

TJS/wya/mf

cc: Nolan Floyd, Appellant