

407 Benninghaus Road - Proposal to Change Zoning from R-3 to OR-1

1. **Reason for Zoning Change: Mistake in existing zoning classification**
2. **Finding of Fact:**
 - i. **Population Changes:** The property lies in the Homeland Census Tract, Tract No. 271200. This tract is 1.4 square miles. In the 2010 Census it had a total population of 6103 with 2469 housing units and an 84% homeownership rate. It is anticipated that the 2020 Census data will be consistent with the 2010 data.
 - ii. **Availability of public facilities:** The closest public facilities are 1) Enoch Pratt Free Library Govans Branch - 2 blocks away; 2) Govans Elementary School – 2 blocks away; 3) DeWees Park – 6 blocks away. (see slide 4).
 - iii. **Present & Future Transportation Patterns:** the 400 block of Benninghaus Rd. is a narrow two-way street connecting Bellona Ave. with Putney Way. Two cars in opposing directions cannot pass in areas where there is curbside parking. The east side of the property is on Hess Ave. - this is a one-way, one-block long street connecting Markland Ave. with Benninghaus Rd. There are no plans to change any of these street patterns. MTA buses travel on York Road. There is a bus stop just north of the corner of York & Bellona. (see slide 4).

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Finding of Fact (continued):

- iv. **Compatibility with Existing and Proposed Development:** There is no proposed development in the immediate area surrounding the property. The property is owned by Govmoco LLC which is the same ownership as the Accelerator Building directly across Hess Ave.
- v. **Recommendations of City Agencies and Officials:**
- vi. **Consistency with the City's Comprehensive Zoning Master Plan:** the intent is to demolish the existing structure on the site to create a small open parking area to support the uses in the Accelerator Building and to ease the occasional traffic congestion on Hess Ave. The uses in the Accelerator Building are: B-More Kitchen, the Accelerator Event Space, Full Tilt Brewery and Hex Ferments. The renovation and re-purposing of the Accelerator Building in 2016 into a multi-use facility is wholly consistent with the 2006 Comprehensive Zoning Master Plan.

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Changing Zoning Classification for Subject Property: Mistake

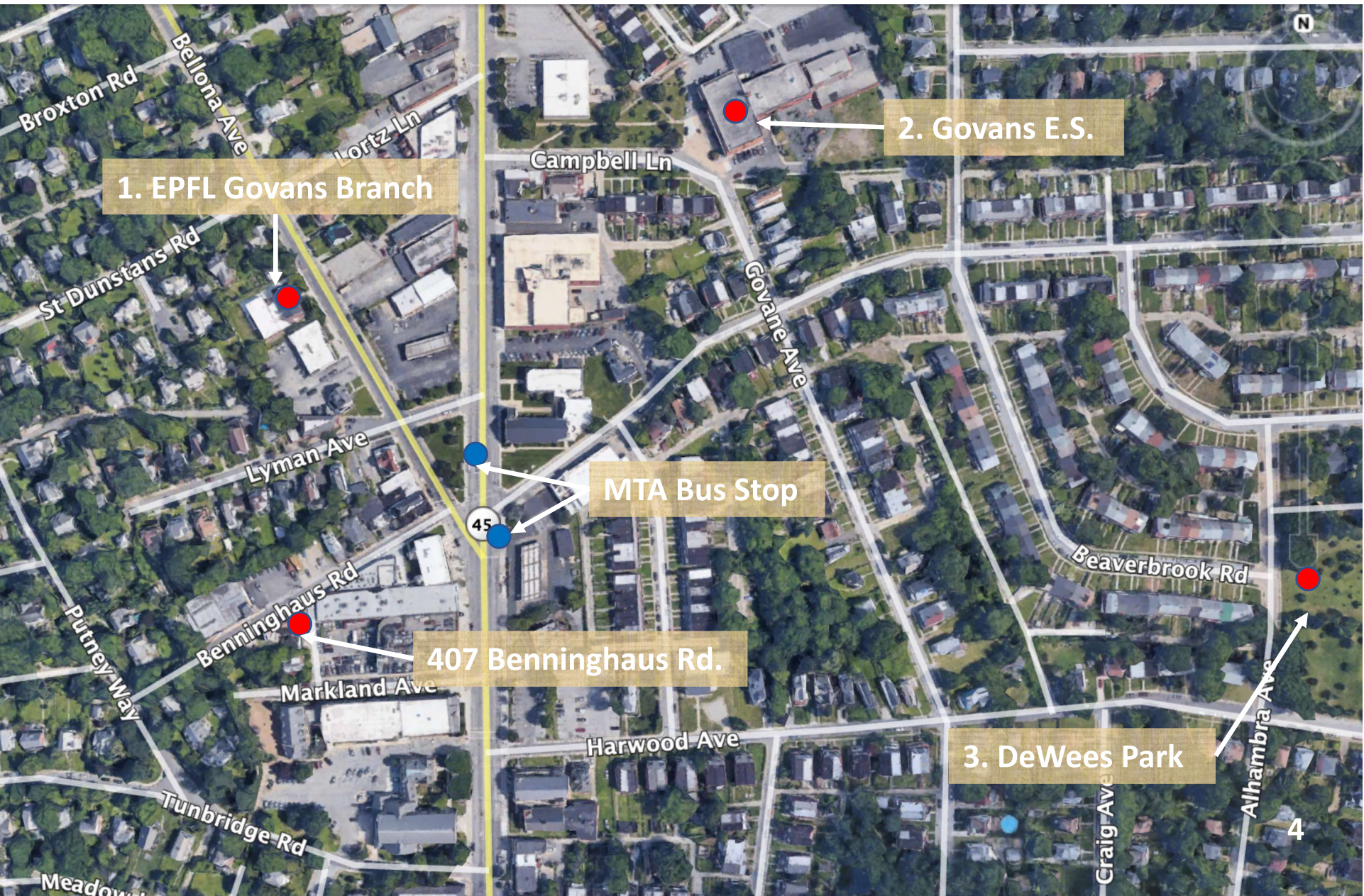
Prior to its purchase by Govmoco LLC in February 2020, 407 Benninghaus Rd. had been used as an office for many years. The property has 1700 SF of land area and is improved with a 2-story frame structure that had been converted solely for office use (slide 10).

The 400 Block of Benninghaus Rd. from Bellona Ave. to the alley behind the houses on Putney way is predominantly commercial in nature (slides 6 & 7). The immediately surrounding structures that lie within the R-3 Zoning Classification include:

1. 402 Benninghaus Rd: Homeland Auto Body repair shop & open parking
2. 405 Benninghaus Rd.: Residential structure owned by Homeland Auto Body
3. 408 Benninghaus Rd.: Open parking to support Accelerator Building uses
4. 406 Markland Ave.: Residential structure (believed to be abandoned)
5. 5504 York Road: Tunbridge Academy Charter School

It is unlikely that this small area between Bellona and the alley behind Putney Way will be viewed as a desirable residential district (see slides 7 & 8).

407 Benninghaus Road – Availability of Public Facilities

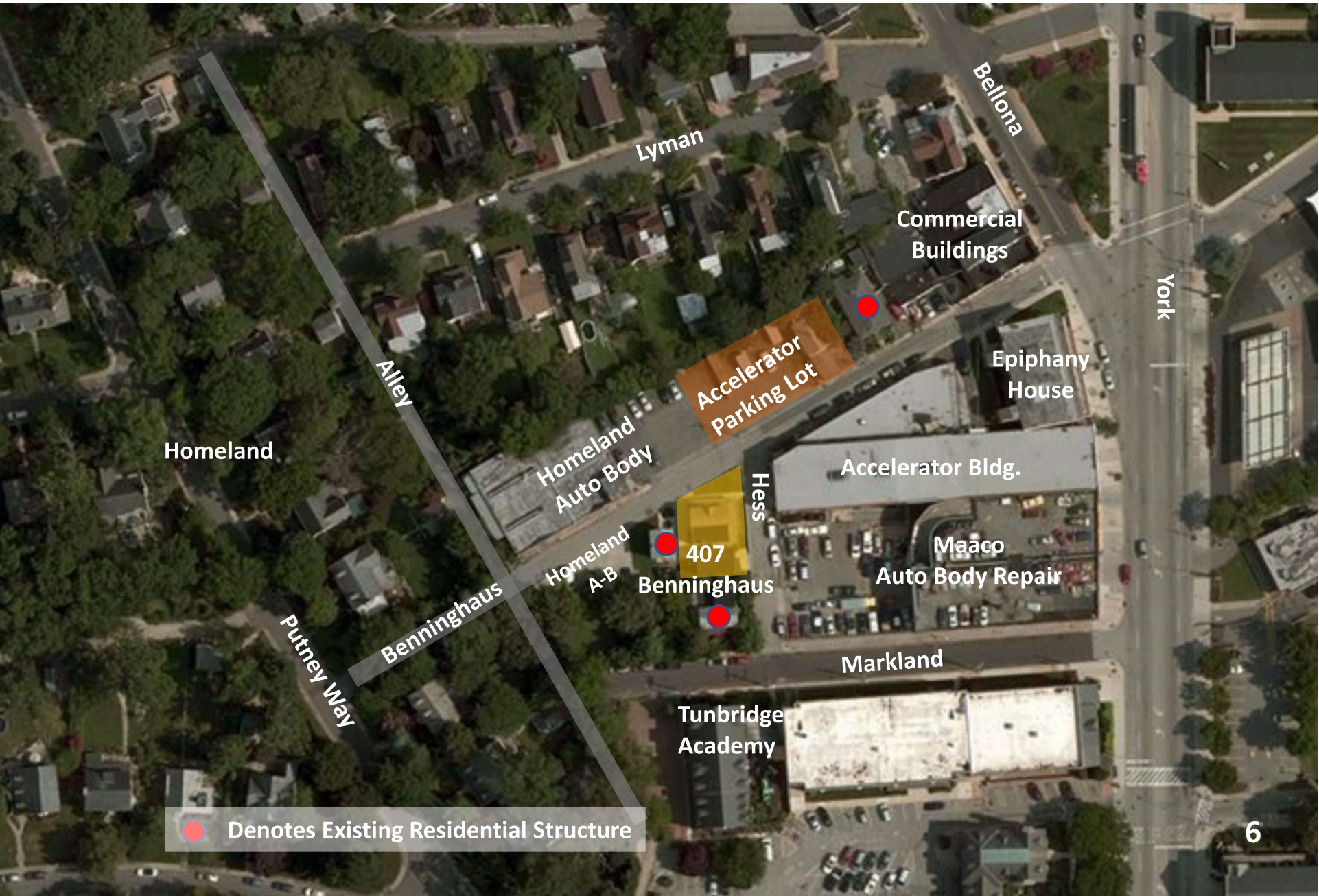


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Additional Standards - General

- i. **Existing Uses of Property Within General Area of Property in Question:**
See slides 6-8. With the exception of the structures (one of which is thought to be abandoned) all other buildings in the immediate vicinity are either commercial or open parking
- ii. **Zoning Classification of Other Property Within the General Area:** The zoning directly across Hess Ave. is C-2. This area along Benninghaus up to the alley behind the Putney Way houses should not have been zoned R-3 (see slide 9).
- iii. **Suitability of Property for Uses Permitted Under its Existing Zoning:**
Originally built as a residence, it was converted to office by a previous owner. Govmoco investigated the feasibility of renovating the structure for residential use and concluded that it was not economically viable (see slide 10).
- iv. **Trend of Development, if Any, in the General Area:** the principal development trend in the area was the renovation and adaptive reuse of the Accelerator Building and the construction of a new parking lot on Benninghaus Rd. to support the Accelerator Building.

i. Existing Uses of Property Within the General Area of the Property in Question



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View North Across Benninghaus Rd.



View Northwest Across Benninghaus Rd.



View East Across Hess Ave.



View East Across Hess Ave.

ii. Zoning Classification of Other Properties in the General Area of the Property in Question



iii. Suitability of Property in Question for Uses Permitted Under Existing Zoning Classification

Views of Existing Property



Benninghaus Road Facade



Hess Ave. Facade