

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

January 24, 2011

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #10-0628 Re-Zoning – 511 South Clinton Street

Ladies and Gentlemen:

City Council Bill # 10-0628 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of this legislation is to change the zoning for the property known as 511 South Clinton Street from the R-8 Zoning District to the O-R-2-Zoning District.

The building was built in 1930, and was originally used by the YWCA. In 1934, the building was brought to the Board of Municipal and Zoning appeals to authorize the use of the building by Baltimore Relief Services. The minutes of the BMZA listed the property as vacant at that time. That appeal was approved. In 1955, the building was again before the Zoning Board for a lot coverage variance to allow an addition to accommodate the Salvation Army Boys Club. In 1971, when the modern Zoning Code was enacted, the building was zoned R-8, making it a non-complying building. In June of 1999, a new use and occupancy permit was issued to continue to use the building as a Boys and Girls Club. This building was originally constructed to be a non-residential building and has been in continuous use as such.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the Report of the Planning Commission. The BMZA has no objection to the passage of City Council Bill #10-0628.

Sincerely,

David C. Tanner
Executive Director

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C.c. Mayors Office of Council Relations
Legislative Reference

