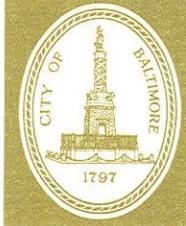


CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

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

August 20, 2009

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #09-0372 – Planned Unit Development-Designation
Union Mill

Ladies and Gentlemen:

City Council Bill #09-0372 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 approve the application of Seawall Union Ave. LLC, contract purchaser of certain property located at 1500 Union Avenue, to have that property designated as an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

The subject property known as 1500 – 1620 Union Avenue is a former warehouse. The building is a historically significant building is an approximately 86,000 square foot building zoned M-2-1.

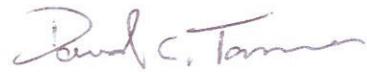
Seawall Union Avenue, LLC is proposing to establish an Industrial Planned Unit Development that will allow for the renovation of this building to provide for 54 one and two bedroom apartments and 36,000 square feet of office space.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the report from the Planning Commission. The BMZA has no objection to the amendment and passage of City Council Bill #09-0372.



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Sincerely,



David C. Tanner
Executive Director

DCT/lag

Mayors Office
Legislative Reference