

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

March 7, 2008

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #08-0017 – Planned Unit Development-Amendment
Harbor Point

Ladies and Gentlemen:

Bill No. 08-0017 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

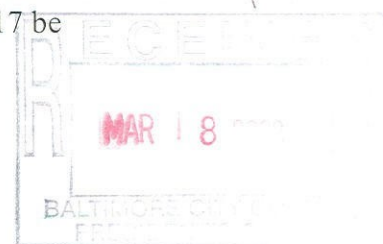
The purpose of this legislation is to expand the boundaries of the Harbor Point PUD to include 803 S. Caroline Street, for The Black Olive Inn.

Black Olive Development, LLC is proposing to construct a mixed-use project at 803 S. Caroline Street as a compliment to the Black Olive Restaurant in Fells Point. The site will feature retail on the ground floor, three floors of boutique hotel suites, and a restaurant/café on the top floor. When the project was first proposed in 2001, all the land use authorizations necessary for the site's M-3 zoning had been granted. A building permit had also been issued for the project. However, the developer chose to pursue green-building techniques for the project, which has resulted in architect changes and delays.

Since then the property was rezoned to B-1-1 as a part of the rezoning of Historic Southeast. While the uses proposed for the site are all permitted within the B-1-1 zoning district, the bulk regulations of that category are somewhat restrictive. However, the density allowances of The Harbor Point PUD are more than adequate to permit a possible future conversion of the hotel suites to residential units.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the report of the Planning Department and recommends that Council Bill 08-0017 be

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C.C. 08-0017

Page 2

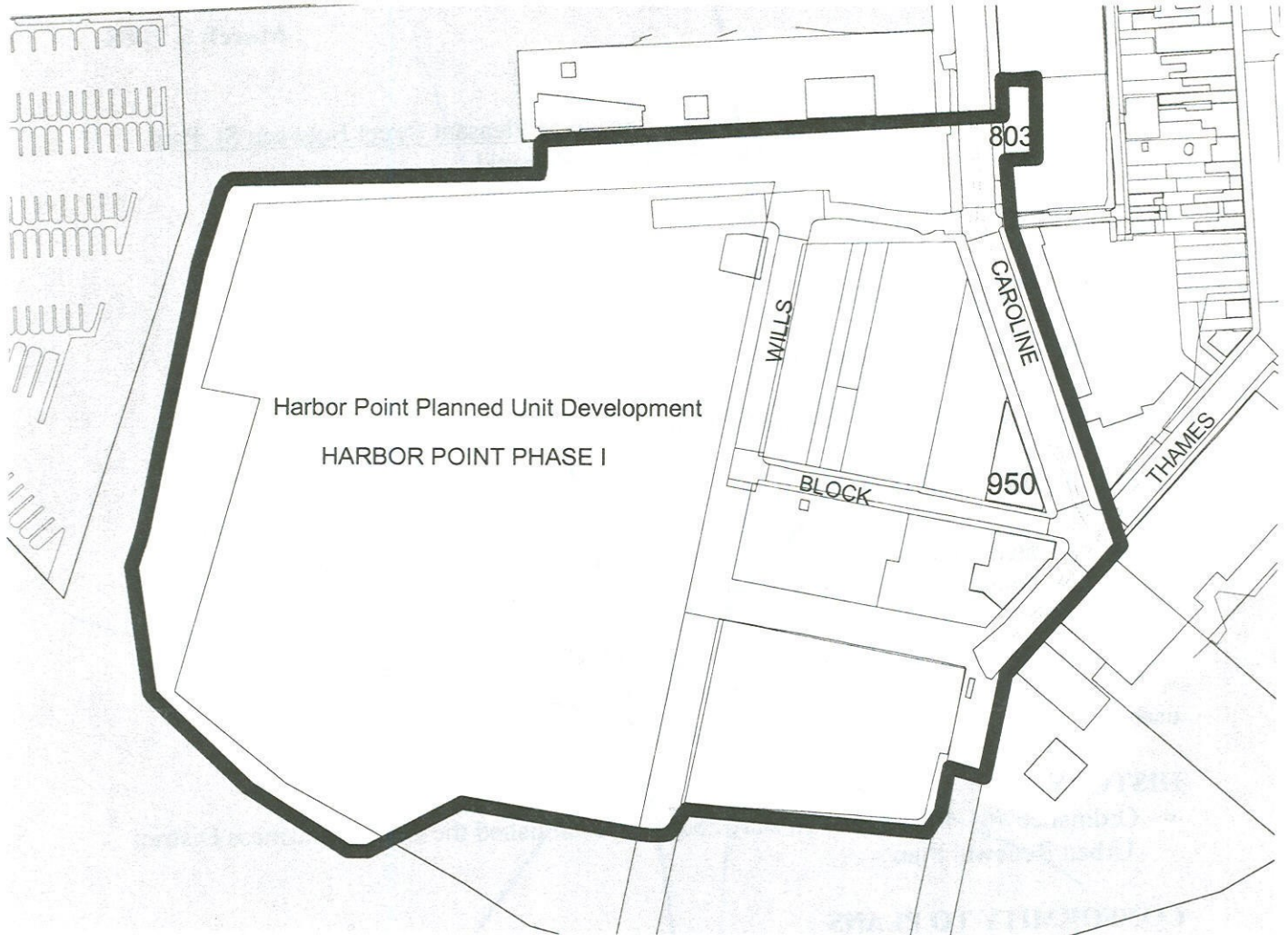
amended and approved. The amendments would include an amendment to clarify that all parking for 803 S. Caroline street will be provided in the adjacent City garage.

Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style with a large, stylized "D" and "T".

David C. Tanner
Executive Director

DCT/lag
C.c. Mayors Office of Council Relations
Legislative Reference



**City Council Bill #08-0017
Planned Unit Development
Amendment 2 - Harbor Point PUD**



Planning Commission
March 6, 2008