

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 9, 2025

## Application Type

Dimensional Variance and  
Special Use Permit

## Neighborhood

Federal Hill

## Applicant

Union West Fountain LLC, Owner

## Parcel

AP 29 Lots 39 and 285

## Address

483 and 488 Washington St

## Parcel Size

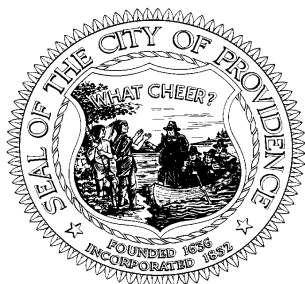
Lot 39 ± 3,400  
Lot 285 ± 2,332

## Zoning District

C-2

## Variance Requested

1. Special use permit for principal use parking lots
2. Dimensional variances from provision of lighting plan, minimum aisle width, compliant perimeter landscape strips and screening from residential district



Updated: April 8, 2025

## 483 AND 488 WASHINGTON ST



Location Map



A view of both lots from Washington Street

## SUMMARY

### Project Description

The applicant is seeking a special use permit (SUP) to establish principal use parking lots on each property pursuant to Zoning Ordinance Table 12-1 and Sections 1202.V.2.; and dimensional variances seeking relief from Sections 1301.B.1., 1404.B.1., 1504, and 1506 of the Zoning Ordinance for the requirement of lighting plans, the minimum dimension of parking aisle widths, the provision of dimensionally compliant perimeter landscape strips on lot 285, and the provision of required screening from a residential district on lot 39.

### Discussion

The subject lots are located on the northern and southern side of Washington Street. The applicant intends to continue their use as parking lots, which are allowed with a special use permit per table 1202 of the ordinance. A number of principal use parking lots as well as accessory parking for surrounding

buildings can be observed around the neighborhood. Therefore, a negative impact on the surroundings is not expected with issuance of the SUP.

Both lots are uniquely shaped with respective widths of 34' and 30' on Washington Street and lengths of 100' and 78'. Drive aisles of 11' are required for single directional traffic. A 10' aisle will be provided on lot 285 as the applicant will be unable to meet the 11' requirement with provision of standard sized spaces. Vehicles can reverse on to Hood street to make up for the shortfall. The difference between the requirement is minimal and not expected to affect neighborhood character as there is no curb separating the east and west portions of Hood Street from abutting lots. A drive aisle of 16' will be provided on lot 39.

It appears that relief from section 1504 which requires a perimeter landscaping strip is being requested due to the

unique layout of lot 285, whose length is completely on Hood Street. As installation of a strip could impede access to the lot, relief seems appropriate. Plantings will be made in other parts of the lot in addition to street plantings.

Relief from provision of a lighting plan is requested as the applicant intends to use existing street lighting. There are three streetlights in proximity to both lots, which could provide sufficient illumination. The applicant has also requested relief from the requirement that lot 39 be screened from the adjacent residential lot. The request appears to be related to the unique character of lot 39, whose side lot line is coincident with the side of the house on lot 468. Little space is provided for screening and introducing screening could impede access to the neighboring house.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the Board grant the special use permit and requested dimensional relief.