


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3905-3915 Pennington Avenue		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: December 27, 2011

REQUEST

The Department of Planning has received Winnie Scott's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Saint Paul's Evangelical Lutheran Church, to use a portion of an existing church meeting hall for a soup kitchen and food pantry. We understand that this appeal is scheduled for hearing on January 10, 2012.

SITE

3905-3915 Pennington Avenue is located on the northeast corner of the intersection with Popland Street. This property measures approximately 120' by 85' and is currently improved with a two-story church building and a two-story church hall/ parsonage. This site is zoned R-7 and is located within the Brooklyn – Curtis Bay Business Area Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, philanthropic and charitable institutions are a conditional use, requiring approval by the Board (§4-1003). The proposed uses have been classified by the Zoning Administrator as part of this conditional use.

Urban Renewal Plan: This property is located in the Brooklyn – Curtis Bay Business Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Lot Area: In this zoning district, conditional uses such as philanthropic and charitable institutions require 5,000 square feet of lot area (§4-1006.c.). The lot encloses 10,200 square feet, and so does meet this requirement.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). The amount of off-street parking required for a philanthropic and charitable institution is 1 space per 4 employees, plus any additional spaces required by the Board after considering written recommendation by the Department of Public Works (§10-405.18).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Winnie Scott, Appellant
Southern