


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 5207 Wilton Heights Avenue		

TO

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

DATE: March 15, 2012

**REQUEST**

The Department of Planning has received Elizabeth Millburn's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a community outreach center, with a food pantry, drug and alcohol abuse counselling, GED programs and job training services. We understand that this appeal is scheduled for hearing on March 20, 2012.

**SITE**

5207 Wilton Heights Avenue is located on the northeast side of the street, approximately 68' southeast of the intersection with Elmer Avenue. This property measures approximately 78' by 126' and is currently improved with a two-story detached residential building measuring approximately 18' by 30'. This site is zoned R-5 and is located within the Park Heights Urban Renewal Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-803).

Urban Renewal Plan: This property is located in the Park Heights 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, multi-purpose neighborhood centers require 5,000 square feet of lot area (§4-1106.c.). The lot encloses approximately 9,800 square feet, and so does meet this requirement.

Off-Street Parking: The amount of off-street parking for a multi-purpose neighborhood center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). There is a driveway providing parking in the side yard.

**RECOMMENDATION**

The Department of Planning has no objection to the appeal, provided that the applicant is able to provide adequate on-site parking in the side yard and/or rear yard of the property.

TJS/wya/mf

cc: Elizabeth Millburn, Appellant