


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 / 5106 FREDWALL AVENUE		

TO

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

DATE: March 31, 2016

**REQUEST**

The Department of Planning has received Tatum Singleton's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a "community outreach" facility which will serve at-risk youths and adults, etc. The Zoning Administrator has determined that this is a conditional use which requires the Board's approval. We understand that this appeal is scheduled for hearing on April 5, 2016.

**SITE**

5106 Fredwall Avenue is located on the north side of the street, approximately 140' east of the intersection with North Forest Park Avenue. This property contains approximately 0.56± acres and is currently improved with a one-story detached home. This site is zoned R-4 and is located within the Franklinton National Register Historic District.

**ANALYSIS**

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-703). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-4 General Residence District.

Lot Area: In this zoning district, multi-purpose neighborhood centers require 5,000 square feet of lot area (§4-706.c.). The lot encloses 24,445 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 Baltimore City Parking Authority and the Department of Transportation (§10-405.22.iii). There is adequate lot area for provision of off-street parking facilities. The applicant should indicate how many staff personnel and how many clients or visitors would be expected to be on the property at any one time, to facilitate determination of the amount and placement of parking spaces needed to serve the proposed use and the safest access to them.

TransForm Baltimore: This property would remain part of the R-4 District (Proposed Zoning Map Area 5-A) in which Community Centers and Cultural Facilities would be conditional uses (Table 8-301).

**RECOMMENDATION**

The Department of Planning has no objection to this appeal.

TJS/wya

cc: Tatum Singleton, appellant  
Southwest