


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 / 2309-2311 Garrison Boulevard		

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

DATE: April 22, 2010

REQUEST

The Department of Planning has received Nathaniel Barr's Board of Municipal and Zoning Appeals (BMZA) application to construct a one-story 24' by 36' side addition to the existing building and continue to use the premises as a church. We understand that this appeal is scheduled for hearing on April 27, 2010.

SITE

2309-2311 Garrison Boulevard is located on the southeast corner of the intersection with Gwynns Falls Parkway. This property measures approximately 102' by 155' and is currently improved with a one-story church building measuring approximately 35' by 91'. This site is zoned R-5 and is located within the Greater Northwest Community Coalition Plan area.

ANALYSIS

Use: In this zoning district, religious institutions are listed as a permitted use (§4-801).

Required Yard: In this zoning district, a minimum street corner side yard setback of 30' is required (§4-807.a). In this case, the proposed addition would project to within 8' of the street corner side lot line. In this zoning district, a minimum interior side yard setback of 15' is required (§4-807.a). In this case, the proposed addition would project to within 12' of the interior side lot line.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

Off-Street Parking: The amount of off-street parking required for a religious institution is one parking space per four seats of rated capacity (§10-405.25.i). In this case, the applicant needs to provide information concerning how large an increase in seating would occur if the proposed 25% increase in floor area of the existing church would be approved.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board may authorize, because there are currently no plans to provide parking at the rear of the existing church.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the applicant has not provided an approvable parking plan which would accommodate the additional demand associated with the proposed enlarged capacity of the church.

TJS/ewt/mf

cc: Nathaniel Barr, Appellant

Northwest