

TJA

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 / 1815 Clifton Avenue		

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

DATE: May 15, 2015

REQUEST

The Department of Planning has received Kenneth Etefia's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Anointed Lighthouse Church of God International Ministries, to use the first floor front portion of the premises as a church for up to 20 congregants. The Zoning Administrator has determined that a variance of lot area requirements is needed for approval. We understand that this appeal is scheduled for hearing on May 19, 2015.

SITE

1815 Clifton Avenue is located on the southwest corner of the intersection with McKean Avenue. This property measures approximately 14' by 80' and is currently improved with a two-story end-of-row residential mixed-use building measuring approximately 14' by 52'. This site is zoned R-7.

ANALYSIS

Use: In this zoning district, religious institutions are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a barber shop, which is a nonconforming use in this R-7 General Residence District, and a dwelling.

Insufficient Lot Area: In this zoning district, principal permitted uses such as religious institutions require 10,000 square feet of lot area (§4-1006.a.). The lot only encloses 1,120 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 89%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-A) in which Places of Worship would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the amount of lot area variance required for approval exceeds the discretionary authority provided to the Board in the Zoning Code.

TJS/wya/mf

cc: Kenneth Etefia, Appellant

West