


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 / 2930 Taney Road	

DATE:

TO

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

July 2, 2010

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application to construct a two-story multi-purpose neighborhood center.

We understand that this appeal is scheduled for hearing on July 6, 2010.

SITE

2930 Taney Road is located on the west side of the street, approximately 217' north of the intersection with Western Run Drive. This property measures approximately 71' along Taney Road by approximately 255' deep and contains 0.323 acre, and is currently unimproved. This site is zoned R-1 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-203).

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required (§4-207). As the average width of the lot is approximately 50', the proposed multi-purpose neighborhood center building is limited to a width of approximately 30' without variances for one or both interior side yards. In this case, the proposed new building will be within the required side yard setbacks. The site plan for this building was approved by the Site Plan Review Committee on January 25, 2010.

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). The approved site plan would provide three parking spaces at the rear of the building, one of which would be a handicapped-reserved space.

Comprehensive Planning: The Site Plan Review Committee was informed by the engineer for the proposed user of the proposed multi-purpose neighborhood center that an ambulance service, which is not listed in the Zoning Code as a permitted, accessory, or conditional use for any zoning district of lesser intensity of uses than B-3, would occupy the ground floor of the building. The Department notes that this proposed use, in conjunction with the multi-purpose neighborhood center, has received support from the neighborhood association for the 2930 Taney Road area.

2010-227

RECOMMENDATION

The Department of Planning has no objection to the appeal, subject to the applicant complying with all aspects of the site plan approved by the Site Plan Review Committee.

TJS/wya/mf

cc: Lisa Junker, Appellant