

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 / 6000-6010 Reisterstown Road		

TO

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

DATE: February 14, 2013

REQUEST

The Department of Planning has received Thomas Schetelich's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Genesis Bible Fellowship Church Inc., to subdivide the lot, retaining the church at 6000 Reisterstown Road and a vacant building at 6010 Reisterstown Road. We understand that this appeal is scheduled for hearing on February 19, 2013.

SITE

6000-6010 Reisterstown Road is located on the northwest corner of the intersection with Menlo Drive. This property measures approximately 328'10" along Reisterstown Road by 350'1" along Menlo Drive and 250' along Pinkney Road (which is parallel to Menlo Drive) and contains approximately 2.170 acres, and is currently improved with a one-story commercial building measuring approximately 86' by 250' and a combination one- and two-story religious institutional building measuring approximately 80' by 200'. This site is zoned B-3-1 and is located within the Reisterstown Plaza Transit Station Urban Renewal Plan area and the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, churches are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use for motor vehicle sales, which is a permitted use in this B-3 Community Commercial District. A Certificate of Occupancy was issued in 1995 for use of the portion of the property known as 6010 Reisterstown Road as a 400-seat church. 6000 and 6010 Reisterstown Road were consolidated in 2008; this application would reverse that consolidation by subdividing the consolidated lot known as Block 4281, Lot 7/10.

Urban Renewal Plan: This property is located in the Reisterstown Plaza Transit Station Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict continuation of the proposed use in this district.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below – or if already below, may not be further reduced below – the minimum requirements of this title for a similar new structure or use (§10-204). 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, for 400 seats capacity, 100 off-street parking spaces are required; these must be provided on the portion of the proposed 6000 Reisterstown Road lot, or on other properties in

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accordance with the requirements of the Zoning Code for off-street parking. The applicant is currently seeking Site Plan Review Committee review and approval of a plan for the parking lot that lies between the two structures on the consolidated lot.

The application does not indicate a proposed re-use of the structure now used as the 400-seat church addressed as 6010 Reisterstown Road. That structure, according to the proposed subdivision of the existing consolidated lot, would be left without off-street parking other than a small area at the rear of the existing structure.

The application also does not indicate the seating capacity of the structure to be addressed as 6000 Reisterstown Road. If there is an increase above 400 seats (the authorized capacity of the church) then additional off-street parking may be required for that increase.

TransForm Baltimore: This property would be part of a commercial section on the west side of Reisterstown Road that would become a C-4 Heavy Commercial District (Proposed Zoning Map Area 1-A) in which places of worship would be permitted uses. The amount of off-street parking that would be required for a Place of Worship would be 1 space per 4 persons of rated capacity (Table 16-406A); for a 400-seat church now existing, this would be the same 100-space requirement as exists currently. The outdoor parking area would be required to be set back 10' from the street (Reisterstown Road). With regard to the structure at 6010 Reisterstown Road, there would be many potential permitted uses (see Table 10-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant obtaining Site Plan Review Committee approval for the off-street parking required to support use of 6000 Reisterstown Road as a place of worship, and upon the applicant obtaining Planning Commission approval for the subdivision of the existing lot into two lots to be known as 6000 Reisterstown Road and 6010 Reisterstown Road.

TJS/wya/mf

cc: Thomas Schetelich, Appellant