


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shole / for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3114 Garrison Boulevard		

TO

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

DATE: April 12, 2012

REQUEST

The Department of Planning has received Kevin Brown's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Forest Park Community Church, to continue to use the premises as a church and day care center, and to use the premises as a multi-purpose neighborhood center also. We understand that this appeal is scheduled for hearing on April 17, 2012.

SITE

3114 Garrison Boulevard is located on the southwest corner of the intersection with Fairview Avenue. This property measures approximately 192'7" by 205' and contains approximately 0.894 acre, and is currently improved with a two-story religious institutional building measuring approximately 78' by 50'. This site is zoned R-5 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-803). The application indicates that the multi-purpose neighborhood center would provide needed services such as supported employment for individuals with disabilities, job counselling and placement services, family counselling services, and related activities.

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). 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). There is parking on site for over ten cars, accessible from a 20' wide alley.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Kevin Brown, Appellant