


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 / SW side Park Heights Avenue 60' SE Parkington		

TO

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

DATE: April 20, 2015

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Judaica Depot LLC and Congregation Kahal Chassidim, Inc., to install a 1-story modular structure (46'7" by 60') to be used as a multi-purpose neighborhood center. The Zoning Administrator has determined that this is a conditional use in a R-5 Zoning District, and that variances of yard setback and off-street parking requirements are needed for approval. We understand that this appeal is scheduled for hearing on April 21, 2015.

SITE

This property is located on the southwest side of the street, approximately 60' southeast of the intersection with Parkington Avenue. This property measures approximately 60' by 212'3" and is currently unimproved. This site is zoned R-5 and is located within the Northwest Community Planning Forum 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).

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required (§4-807.c.). In this case, the proposed modular structure will project to within 3' of the interior side lot line next to the property known as 6000 Park Heights Avenue, and to within 5' of the interior side lot line next to the property known as 6006 Park Heights Avenue.

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: ... 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). 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 proposed two parking spaces would be accessible through the rear yard parking area of the neighboring property known as 6006 Park Heights Avenue, which is currently owned by Judaica Depot LLC, one of the co-petitioners in this appeal. To confirm this would continue, the applicant should provide the Board with a copy of a covenant or easement providing access across the property known as 6006 Park Heights Avenue to the property subject to this appeal (the application indicates that naming it as "6004 Park Heights Avenue" is currently being requested).

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Land Use and Urban Design: To assure compatibility of the proposed structure with the surrounding community, the site plan and the design of the modular building should be reviewed and approved by the Department of Planning. The applicant is encouraged to continue working with the community on plans for this property and its improvement.

TransForm Baltimore: This property would remain part of the R-5 District (Proposed Zoning Map Area 1-A) in which community centers and cultural facilities would be conditional uses (Table 9-301). Community centers would have off-street parking requirements of 1 space per 10 persons of fire-rated capacity, while cultural facilities would have off-street parking requirements of 1 space per 4,000 square feet of floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal. If the Board approves this application, approval should be conditioned upon review and approval by the Department of Planning of the final site plan and design of the modular structure proposed.

TJS/wya/mf

cc: Lisa Junker, Appellant