

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 / 3208 Frederick Avenue		

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

DATE: June 2, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to consolidate lots designated as 3208 – 3214 Frederick Avenue and construct a two-story side addition to be used as a neighborhood multi-purpose center in conjunction with the existing church, with 30 off-street parking spaces provided. We understand that this appeal is scheduled for hearing on June 8, 2010.

SITE

3208 Frederick Avenue is located on the north side of the street, approximately 32' west of the intersection with South Ellamont Street. This property measures approximately 37' by 330' and is currently improved with a two-story building, used as part of a church, measuring approximately 28' by 200'. The adjoining lot, known as 3210 Frederick Avenue, is currently improved with a two-story building, also used as part of a church, measuring approximately 30' by 94'. To its west are 3212 Frederick Avenue, currently improved with a two-story building measuring approximately 25' by 86', and 3214 Frederick Avenue, currently improved with a two-story building measuring approximately 25' by 104'. This site is zoned B-3-2. The rear yards of all four properties form a combined frontage of approximately 130' along McTeague Street, which runs parallel to Frederick Avenue behind these buildings.

ANALYSIS

Use: In this zoning district, religious institutions such as churches are listed as a permitted use, and so are allowed (§6-406). Multi-purpose neighborhood centers are likewise permitted (§6-406).

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). The use of the proposed two-story side addition to the existing church, which now uses 3208-3210 Frederick Avenue, has not been described in sufficient detail to allow analysis of the parking space demand which may be created by it.

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). As the applicant proposes to demolish the three existing buildings at 3210-3214 Frederick Avenue and build the two-story side addition to 3208 Frederick Avenue in their place, the applicant must provide off-street parking spaces commensurate with expansion of the church use, plus parking spaces as may be recommended for the multi-purpose neighborhood center.

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 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, information concerning seating capacity must be provided in order for a determination to be made of the amount of off-street parking required.

Site Plan Review: This proposal was presented to the Site Plan Review Committee in January 2010. Various comments were made concerning details of the site plan in need of revision or clarification. It was noted in SPRC comments on the plans presented then that the applicant needed to obtain a Fire Department capacity rating for the proposed combined uses in order to be able to advise the Board on the number of seats the new church would contain. Revised plans were requested to be submitted for approval.

RECOMMENDATION

The Department of Planning recommends approval of the appeal be conditioned upon Site Plan Review Committee approval of the revised plans and drawings for the proposed combined uses of 3208 – 3214 Frederick Avenue, particularly for the parking lot to be provided in the rear of the church and multi-purpose center.

TJS/wya/mf

cc: Nathaniel Greene, Appellant