


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 / 413 SOUTH CONKLING STREET		

TO

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

DATE: May 28, 2009

REQUEST

The Department of Planning has received Ansan S. Khan's Board of Municipal and Zoning Appeals (BMZA) application to use the property known as 413 South Conkling Street as a church (60 seats) and to place a new sign on the existing sign post. We understand this appeal is scheduled for hearing on June 9, 2009.

SITE

413 South Conkling Street is located on the east side of the street, approximately 65' south of the intersection with Bank Street. This property measures approximately 45' by 150' and is currently improved with a one-story commercial building that covers the entire parcel. This site is zoned B-2-2 and is located within the Highlandtown Urban Renewal Plan area.

ANALYSIS

Permitted Use: In this zoning district, religious institutions (churches) are listed as a permitted use in this B-2-2 Community Business District (§6-306).

Off-Street Parking: The amount of off-street parking required for a religious institution is one parking space per eight seats of rated capacity (§10-405.25). In this case, for sixty seats capacity, eight off-street parking spaces are required; none are provided.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board may authorize.

Roof Signs: No sign in any B-1, B-2, B-4, or M-1 District may extend above the roof line of a building to which it is attached (§11-407). In this case, the appellant would like to attach an illuminated box sign (3' by 15') on the vertical chimney-type projection on the building. However, this would place the sign above the roof line, which is not permitted in this district.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt

cc: Mr. Ansan S. Khan, Appellant