


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 / 5700 Park Heights Avenue and 5806 and 5808 Park Heights Avenue		

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

DATE:

July 7, 2010

REQUEST

The Department of Planning has received The Associated Jewish Charities of Baltimore's Board of Municipal and Zoning Appeals (BMZA) application to consolidate Block 4429D, Lot 10 [known as 5806 Park Heights Avenue] and Block 4429D, Lot 11 [known as 5808 Park Heights Avenue] with Block 4429D, Lot 12/13 [known as 5700 Park Heights Avenue] and use those structures for multi-purpose neighborhood centers. We understand that this appeal is scheduled for hearing on July 20, 2010.

SITE

5700 Park Heights Avenue is located on the northwest corner of the intersection with Manhattan Avenue. This property measures approximately 970' along Park Heights Avenue by 310' and is currently improved with two multi-story office and multi-purpose buildings. 5806 Park Heights Avenue is located north of 5700 Park Heights Avenue, which it adjoins, and measures approximately 60' by 310'. 5808 Park Heights Avenue is located north of 5806 Park Heights Avenue, which it adjoins, and measures approximately 50' by 161'. These two latter properties are each improved with a two-story building formerly used as a single-family residence. This site is zoned R-5 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Conditional Use: In this zoning district, multi-purpose neighborhood centers are a conditional use, requiring approval by the Board (§4-803).

Number of Principal Structures on a Residential Lot: No more than one principal detached structure may be located on: (i) any residential lot ... (§3-301.a). Notwithstanding subsection (a) of this section, the Zoning Administrator must approve construction of more than one principal detached structure or other free-standing structure on a residential lot ... if, in a specific case: (1) the development otherwise would conform to the requirements of this article; and (2) the Planning Commission approves the design of the development (§3-301.b). In this case, more than one structure is proposed for this site as it would become one lot after consolidation of lots, and so Planning Commission approval is required for this development.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal be conditioned upon retention of the residential character of the exteriors of the existing detached structures now located on Block 4429D, Lots 10 and 11, with recognition of the fact that the applicant must also obtain Planning Commission approval for multiple structures on a single lot.

TJS/wya/mf

cc: The Associated Jewish Charities of Baltimore, Appellant