


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 / 5405-5407 North Charles Street		

TO

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

DATE: September 18, 2014

REQUEST

The Department of Planning has received John Rohde's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Grace United Methodist Church, to use a portion of the existing church courtyard as a columbarium. The Zoning Administrator has determined that this is a conditional use in a R-1 Zoning District. We understand that this appeal is scheduled for hearing on September 23, 2014.

SITE

5405-5407 North Charles Street is located on the southeast corner of the intersection with Northern Parkway. This property measures approximately 472'8" by 325' and contains approximately 3.837 acres, and is currently improved with a religious institutional building and an associated parsonage. This site is zoned R-1 and is located within the Homeland National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, cemeteries, including accessory crematoriums and mausoleums, are a conditional use, requiring approval by the Board (§4-203). The proposed columbarium, which would be entirely enclosed by the religious institutional structure, is a form of cemetery, being a place for placement of ashes of the dead. The proposed design of the columbarium was reviewed by Planning Department staff, who recommend approval.

TransForm Baltimore: This property would become part of the R-1-E District (Proposed Zoning Map Area 2-B) in which Places of Worship would be conditional uses (Table 8-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: John Rohde, Appellant