


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1305-1307 Washington Boulevard		

**TO**

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

DATE: October 10, 2013

**REQUEST**

The Department of Planning has received Wayman Memorial African Methodist Episcopal Church's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use the premises for a philanthropic and charitable institution providing a soup kitchen. The Zoning Administrator has determined that this is a conditional use in a R-9 District, and that a variance of Zoning Code parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on October 15, 2013.

**SITE**

1305-1307 Washington Boulevard is located on the east side of the street, approximately 30' south of the intersection with Carey Street. This property measures approximately 80' by 174' and contains approximately 0.32 acre, and is currently improved with a religious institutional building measuring approximately 78' by 107'. This site is zoned R-9 and is located within the Washington Village Urban Renewal Plan area and the Pigtown National Register Historic District.

**ANALYSIS**

Use: In this zoning district, philanthropic and charitable institutions are a conditional use (§4-1203). In this case, the property was last authorized for use as a church, which is a permitted use, and a day care center, which is a conditional use, in this R-9 General Residence District.

Urban Renewal Plan: This property is located in the Washington Village Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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). The amount of off-street parking for a philanthropic and charitable institution is 1 space per 4 employees, plus any additional spaces as required by the Board after considering written recommendation by the Department of Public Works (§10-405.19). The application does not indicate the number of employees who would be operating the soup kitchen.

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 unknown. This lot extends through from Washington Boulevard to Ward Street, from which access could be provided for any required off-street parking.

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**TransForm Baltimore:** This property would become part of a R-8 District (Proposed Zoning Map Area 6-D) in which places of worship would be permitted uses (Table 9-301). "Place of worship" includes "accessory programs that provide care for children or for elderly or functionally impaired adults" (§1-311 (P)(2)).

**RECOMMENDATION**

The Department of Planning has no objection to this appeal if adequate parking facilities are provided for the employees of the philanthropic and charitable institution.

TJS/wya/mf

cc: Wayman Memorial African Methodist Episcopal Church, Appellant