


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 / 316 South Broadway		

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

DATE: October 14, 2015

REQUEST

The Department of Planning has received Paula Gale's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a 60-seat church. The Zoning Administrator has determined that a variance of off-street parking requirements is needed for approval. We understand that this appeal is scheduled for hearing on October 20, 2015.

SITE

316 South Broadway is located on the west side of the street, approximately 125'2" north of the intersection with Bank Street. This property measures approximately 16' by 110' and is currently improved with a three-story attached residential building covering all of the lot. This site is zoned B-2-2 and is located within the Fells Point Historic District.

ANALYSIS

Use: In this zoning district, religious institutions are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a multiple-family attached dwelling, which is also a permitted use in this B-2 Community Business 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 required for a religious institution is one parking space per four seats of rated capacity (§10-405.25.i). In this case, for 60 seats capacity, 15 off-street parking spaces are required; none are or can be provided on site.

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 ordinarily may authorize. However, the historic development pattern of the Fells Point area has not left the applicant with many opportunities to obtain off-street parking for worshippers close to this property. Due to land clearance there is a parking lot on the south side of the 1600 block of Gough Street which could provide some parking if the applicant was able to make arrangements for it.

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including signs, additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

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TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 7-D) in which Places of Worship would be permitted uses (Table 10-301). The off-street parking requirement would be like that of the current Zoning Code (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that the applicant provides off-street parking for worshippers as required by the Board.

TJS/wya/mf

cc: Paula Gale, Appellant