


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 / 6101 Moravia Park Drive (and 6502 Frankford Avenue)		

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

DATE: November 25, 2013

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Redeemed Christian Church of God, to consolidate lots and construct a one-story rear addition to the existing church. The Zoning Administrator has determined 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 November 26, 2013.

SITE

6101 Moravia Park Drive is located on the southeast corner of the intersection with Frankford Avenue. This property measures approximately 319'3" along Moravia Park Drive by 207' along Frankford Avenue and contains approximately 0.964 acre, and is currently improved with a one-story detached building measuring approximately 154' by 70'. 6502 Frankford Avenue is located on the east side of the street, approximately 207' south of the intersection with Moravia Park Drive, and adjoins the property referenced above. This second property measures approximately 122' along Frankford Avenue and contains approximately 0.347 acre, and is currently improved with a one-story detached building measuring approximately 86' by 36'. This site is zoned B-3-1.

ANALYSIS

Use: In this zoning district, religious institutions are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use as a church with 400 seats by the Board's decision to approve appeal no. 30-07X in January 2007. This is the first expansion of the structure requested since that time.

Off-Street Parking: Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below – or if already below, may not be further reduced below – the minimum requirements of this title for a similar new structure or use (§10-204). By this application, it is proposed to reduce the number of on-site parking spaces from 48 (as authorized by the Board in 2007) to 33, while providing 225 off-site parking spaces on nearby properties. The application includes letters from Americas Best Value Inn at 6510 Frankford Avenue offering 100 spaces for use by parishioners, Vanguard Collegiate Middle School at 5000 Truesdale Avenue offering 100 spaces for use by parishioners, and J. M. Taylor, Inc. Mechanical Contractors at 6500 Moravia Park Drive offering 25 spaces for use by parishioners. These off-site parking spaces, if meeting Zoning Code requirements for such spaces, would offset the loss of on-site spaces to be occasioned by construction of the rear addition, and actually increase the number of spaces available to parishioners.

Mr. David Tanner, BMZA

Executive Director

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Re: 6101 Moravia Park Drive and 6502 Frankford Avenue

Off-Street Parking: Required control of off-site facilities. ... (i) The off-site parking facilities must be on a lot possessed by the record title holder of the lot occupied by the structure or use to be served by the parking facilities. (ii) Possession of the facilities for purposes of this section may be: (A) by deed; or (B) by long-term lease, the term of which must be equal to or greater than the useful economic and physical life of the structure served (§10-304.b). The applicant should provide leases for each of the three properties' parking spaces that would be available to parishioners during hours of worship or other times as appropriate.

TransForm Baltimore: This property would become part of the C-3 District (Proposed Zoning Map Area 8-B) in which Places of Worship would be permitted uses (Table 10-301). Places of Worship would have off-street parking requirements of 1 space for every 4 persons of rated capacity (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal unless the applicant provides documentation of compliance with §10-304 of the Zoning Code with regard to the off-site parking resources cited in the application, in the form of leases for each of the three properties' parking spaces that would be available to parishioners during hours of worship or other times as appropriate.

- TJS/wya/mf

cc: Nathaniel Greene, Appellant