


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 / 6017 Park Heights Avenue		

TO

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

DATE: November 28, 2014

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Congregation Kahal Chassidim Inc., to install a one-story modular structure to be used as a synagogue for a period of 6 months to 2 years. The Zoning Administrator has determined that a variance of Zoning Code off-street parking requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on December 2, 2014.

SITE

6017 Park Heights Avenue is located on the southeast corner of the intersection with Taney Road. This property measures approximately 147'6" along Park Heights Avenue by 180' Along Taney Road and contains approximately 0.654 acre, and is currently improved with a vacant two-story residential building measuring approximately 30' by 40'. This site is zoned R-5 and is located within Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, religious institutional uses are a permitted use, and so are allowed (§4-801). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-5 General Residence 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). The amount of off-street parking required for a religious institution is one parking space per eight seats of rated capacity for a religious institution whose worshippers are required to walk to worship because of religious tenet (§10-405.25.i). In this case, 48 seats capacity, six off-street parking spaces are required; up to six can be provided. For purposes of minimizing paving of existing green areas, the existing parking area on the property would be considered adequate.

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 75%, which is within the variable amount the Board may authorize.

TransForm Baltimore: This property would become part of the R-5 District with D-MU (Detached Dwelling Mixed-Use Overlay) (Proposed Zoning Map Area 1-A) in which Places of Worship would be permitted uses (Table 9-301). The D-MU Overlay Districts would have design and performance standards (§12-1105) while limiting commercial uses to those specified in §12-1103.

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RECOMMENDATION

The Department of Planning recommends approval of this appeal for a limited time of two years from the issue date of the Use and Occupancy permit for religious institutional use of the modular structure.

TJS/wya/mf

cc: Lisa Junker, Appellant