


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 / 5700 (5806) Park Heights Avenue		

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

DATE: December 14, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to construct a rear addition to the portion of the premises known as 5806 Park Heights Avenue, and to construct an accessible walkway from the parking lot on the property to the rear entrances to 5806 and 5808 Park Heights Avenue. We understand that this appeal is scheduled for hearing on December 21, 2010.

SITE

5700 Park Heights Avenue is located on the northwest corner of the intersection with Manhattan Avenue. This property measures approximately 970' along Park Heights Avenue by 310' at its northern lot line and contains approximately 7.045 acres, and is currently improved with two multi-story office and multi-purpose buildings, one the Jewish Community Center and the other the JCC Social Services building. 5806 Park Heights Avenue is located north of 5700 Park Heights Avenue, which it adjoins, and measures approximately 60' by 310'. 5808 Park Heights Avenue is located north of 5806 Park Heights Avenue, which it adjoins, and measures approximately 50' by 161'. These two latter properties are each improved with a two-story detached building formerly used as a single-family residence. This site is zoned R-5 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Lot Area: In this zoning district, conditional uses other than dwellings require 15,000 square feet of lot area (§4-806.c). The lot encloses over 18,000 square feet, and so does meet this requirement.

Lot Coverage: The existing structure covers approximately 10% of the property. The floor area of a structure may not be more than 0.4 times the lot area in a R-5 zoning district (§4-806.c). In this case, the proposed rear addition would result in the structure covering approximately 12% of the property, which would comply with this standard.

Land Use and Urban Design: At a public hearing of another appeal (2010-234) concerning this property on July 20, 2010, the Board heard no opposition to the appeal, and voted to approve both the proposed consolidation of Block 4429D, Lot 12/13 (itself already consolidated with Block 4429E, Lot 11/13) known as 5700 Park Heights Avenue, with Block 4429D, Lot 11 known as 5806 Park Heights Avenue and with Block 4429D, Lot 10 known as 5808 Park Heights Avenue, and the use of 5806 and 5808 Park Heights Avenue as multi-purpose neighborhood centers, subject to approval by the Planning Commission of multiple structures on a single lot. The Planning Commission approved multiple structures on a single lot at its regular meeting on August 5, 2010.

The two former houses, located at 5806 and 5808 Park Heights Avenue, were vacated by their former owners and converted to office uses without exterior alterations. To minimize the visual effect of their conversion from residential to institutional use, The Associated and the Glen Neighborhood Improvement Association completed an agreement which calls for preservation of the residential appearance of the two buildings on their street-fronts. This agreement acts to implement one of the Housing Recommendations of the Northwest Community Planning Forum Master Plan, to preserve Park Heights Avenue as an “Urban Boulevard”. As part of this agreement, The Associated agreed to locate the pedestrian walkway connecting each building with their 5700 Park Heights property and its parking lot, which will serve the clients of the institutional uses which will occupy the buildings, at the rear of 5806 and 5808 Park Heights Avenue in order to minimize visual impact on the upper Park Heights Avenue streetscape. The existing rear yards of 5806 and 5808 Park Heights Avenue thus would not have to be paved to provide parking for staff or visitors to those buildings.

RECOMMENDATION

The Department of Planning recommends approval of the appeal conditional upon continued compliance by the applicant with the agreement with the Glen Neighborhood Improvement Association and with the plans approved by the Site Plan Review Committee and Planning Department staff.

TJS/wya/mf

cc: Nathaniel Greene, Appellant