



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
410-228-1955

Planning and Zoning Staff Report

May 4, 2021

I. BACKGROUND INFORMATION:

Project Name: Anchor Point – Peachblossom Place

Applicant/Owner: Anchor Point, Alan McRae

P & Z Case No.: PZ 2021-010

Nature of Request: Special Exception for a building for religious assembly

Location of Property: 900 Peachblossom Ave

Total Acreage: 15, 390 sq ft

Zoning: NC-4

II. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission send a favorable recommendation to the Board of Appeals.

III. **DISCUSSION:** This is the repurposing of an existing church that has been vacant for quite a while. The applicant, Alan McRae, the Director of Anchor Point, has a mission statement to try to enhance the local community by providing activities, life skill training and spiritual guidance to the community. The applicant has a lot located further down from the facility to handle any over flow parking when it is necessary. Parking is permitted on the adjacent streets.

The Board of Appeals shall grant a special exception unless it finds, from a preponderance of evidence of record, that the proposed use submitted for a special exception would have adverse impacts at its proposed particular location which would be above and beyond those inherently associated with the proposed use irrespective of

its location with the zoning district. In making its decision, the Board shall make findings with respect to each of the following standards:

1. *The establishment, maintenance and operation of the special exception at its proposed location will not be detrimental to or endanger the public health, safety, or general welfare.*

The applicant will be holding small group sessions to enhance the lives of the community with prayer, bible studies and mediation sessions, along with life competences session for improved language and reading skills. The applicant will also provide social activities of community dinners and dance.

2. *The special exception at its proposed location shall be such that it will be harmonious in character as well as appropriate in appearance with and will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

It will be activating a vacant and abandoned building and bringing activity back to the community.

3. *The establishment of the special exception at its proposed location will not impede the normal and orderly development and improvement of surrounding properties.*

This will be an amenity to the community and not impede orderly development in the area.

4. *Adequate utilities, public water and sewer facilities, access streets, drainage and all necessary facilities have been or are being provided.*

The property is served by city utilities and streets necessary to operate in an efficient manner. There will be no alterations to the existing drainage.

5. *The special exception shall be such that pedestrian, bicycle, and vehicle traffic associated with such use at its proposed location will not be hazardous to or unduly conflict with the existing and anticipated traffic in the neighborhood.*

The proposed uses are in a scale that will be complimentary to the neighborhood and not have a negative impact to pedestrian, vehicle or bicycle traffic.

6. *The special exception shall in all other respects conform to the applicable regulations of the district in which it is located and to the special requirements that may be established for the specific use.*

Yes

7. *The proposed use at its proposed location conforms to the Comprehensive Plan.*

The Comprehensive Plan encourages healthy communities for its citizens. This use will provide an amenity and community building service for the area.



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E-Mail: lkinser@chooscambridge.com

Application to the Planning and Zoning Commission

P&Z review for Special Exception

PZ Case # _____ BOA Case # _____

Provide a digital copy with your submission.

Provide seventeen paper sets of the plans, folded

PROPERTY (LAND) OWNER:

Anchor Point, Inc.
Name

902 Peachblossom Ave Cambridge MD 21613
Street Address City State Zip Code

alanmcr@aanchorpointmd.org 240-876-5000
E-Mail Address Phone Number

APPLICANT INFORMATION: (IF DIFFERENT THAN PROPERTY OWNER)

Alan McRae
Name

Same
Street Address City State Zip Code

E-Mail Address Phone Number

PROPERTY INFORMATION:

900 Peachblossom Ave Cambridge MD 21613
ADDRESS AND LOCATION:

0304 / 3894 NC-4
Map/Parcel Number Current Zoning

Owner/Applicant Signature Alan W McRae, Ex. Director

Special Exception: There is a \$200 fee associated with filing an application for a Special Exception.

1. The establishment, maintenance and operation of the special exception at its proposed location will not be detrimental to or endanger the public health, safety, or general welfare.

Confirmed & In Compliance

2. The special exception at its proposed location shall be such that it will be harmonious in character as well as appropriate in appearance with and will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Confirmed & In Compliance

3. The establishment of the special exception at its proposed location will not impede the normal and orderly development and improvement of surrounding properties.

Confirmed & In Compliance

4. Adequate utilities, public water and sewer facilities, access streets, drainage and all necessary facilities have been or are being provided.

Confirmed & In Compliance

5. The special exception shall be such that pedestrian, bicycle, and vehicle traffic associated with such use at its proposed location will not be hazardous to or unduly conflict with the existing and anticipated traffic in the neighborhood.

Confirmed & in compliance

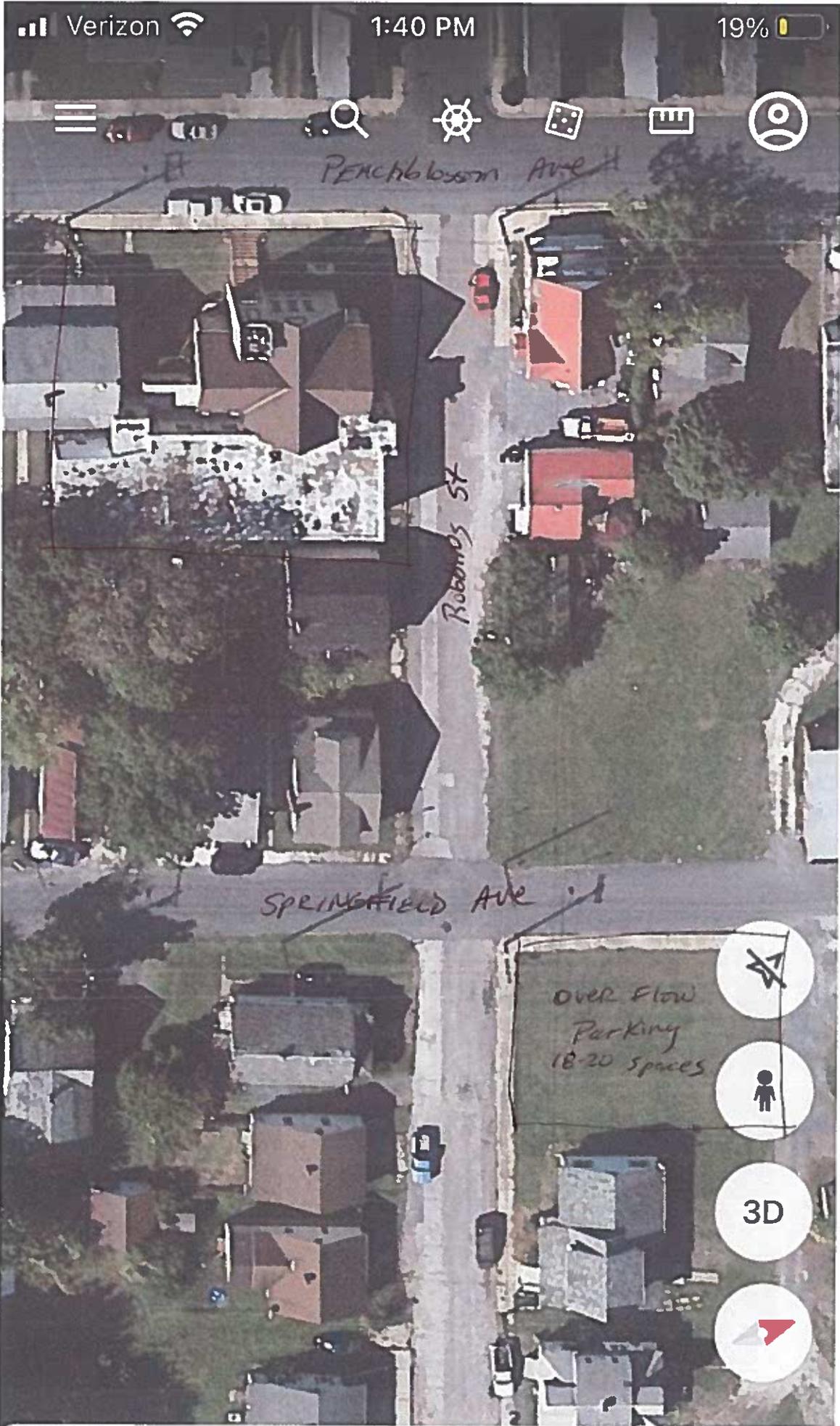
6. The special exception shall in all other respects conform to the applicable regulations of the district in which it is located and to the special requirements that may be established for the specific use.

confirmed & In Compliance

7. The proposed use at its proposed location conforms to the Comprehensive Plan.

Confirmed & in Compliance

Hours of operation: Normal Business hours
Some Occasional evening Meetings





Anchor Point, Inc.

902 Peachblossom Avenue
Cambridge, MD 21613
FEIN: 26-2090520

Learning to
Live Life Well

Peachblossom Place

engaging Families and the Community for increased well-being



Mission Statement – To assist motivated families impacted by poverty to move towards stability in personal and community life by building friendships and learning healthy routines in an atmosphere where positive relationships thrive.

Goals

- Promote the establishment of healthy family routines
- Increase levels of family well-being and self-sufficiency

Core Strategies

- Provide faith-based opportunities and meetings on a regular basis including:
 - Meditation and Testimony Services
 - Bible Study and Small Group meetings

(Core Strategies – cont.)

- Provide a variety of Family Activities including:
 - Arts and Crafts
 - Hispanic Family Services including ESL classes
 - Community Lending Library and Literacy programs
 - Kindermusik and Dance
 - Parent Networking Dinners

Expected Outcomes

- Improved Social Engagement and Community Connections
- Improved School Readiness and Literacy Rates
- Reduction of poverty impact on family members

Anchor Point, Inc. operates as a charitable organization and our programs at Peachblossom Place address many components of healthy family life. We will continue to serve our local community with faith-based opportunities, quality programming and mentoring relationships.

Kind Regards,

Alan W. McRae
Executive Director