


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 / 2301 East Northern Parkway		

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

DATE: December 29, 2011

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of MMI International, Inc., to install a new pump island at an existing gasoline service station. We understand that this appeal is scheduled for hearing on January 10, 2012.

SITE

2301 East Northern Parkway is located on the southeast corner of the intersection with McClean Boulevard. This property measures approximately 150' along Northern Parkway by 200' along McClean Boulevard and is currently improved with a one-story detached masonry building measuring approximately 85' by 25' and a gasoline service station pump island with canopy. This site is zoned B-2-1.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§6-308). This application is for a modification of the existing conditional use, enlargement of the gasoline pump island to accommodate additional pumps. The plan filed with this application does not state whether the canopy would be equally enlarged or replaced if this pump island enlargement would be approved.

Land Use and Urban Design: The proposed expansion of the pump island would be towards Northern Parkway, where two of the four entrances/ exits for vehicles are located on this property. As it is unclear how this could affect vehicle queuing on the property, the applicant should be required to obtain Site Plan Review Committee approval for the proposed site plan.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant receiving Site Plan Review Committee approval for the new lay-out of the site.

TJS/wya/mf

cc: Nathaniel Greene, Appellant