


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 6317 Reisterstown Road		

TO

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

DATE: March 14, 2012

**REQUEST**

The Department of Planning has received Charles Hubbard's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of an existing gasoline service station for an open-air hand car wash. We understand that this appeal is scheduled for hearing March 20, 2012.

**SITE**

6317 Reisterstown Road is located on the southeast corner of the intersection with Ford's Lane. This property measures approximately 131' by 150' and is currently improved with a one-story detached commercial building measuring approximately 45' by 18' and a canopy over the gasoline pump islands. This site is zoned B-2-1 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

**ANALYSIS**

Use: In this zoning district, car washes are not listed as a permitted or conditional use, and so are not allowed (§6-306 to §6-309). In this case, the property was last authorized for use as a grocery store, which is a permitted use, and an automobile service station, which is a conditional use in this B-2 Community Business District.

Only if the proposed open-air car wash was to function as a use accessory to the existing uses of the property could this request be approved (§6-307). The applicant has not provided either a description of the location and size of the open-air car wash, or a site plan showing where the open-air car wash would be located on the property in relation to existing structures on the premises. If the applicant designates a portion of the property to be the open-air car washing area, that area must not interfere with vehicular circulation on the property or reduce off-street parking on the property below the existing levels.

**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant obtaining Site Plan Review Committee approval for a new site plan that includes the open-air car washing area.

TJS/wya/mf

cc: Charles Hubbard, Appellant