


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 / 6541 Eastern Avenue		

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

DATE: March 24, 2010

REQUEST

The Department of Planning has received Eastside Site, LLC's Board of Municipal and Zoning Appeals (BMZA) application to consolidate the property with a railroad right-of-way and construct a gas station and convenience store. We understand that this appeal is scheduled for hearing on March 30, 2010.

SITE

6541 Eastern Avenue is located on the south side of the street, approximately 300' east of the intersection with Kane Street. This irregularly-shaped property measures approximately 380' by 550' and is currently unimproved. The Canton Railroad right-of-way forms the western boundary of the property, and the Interstate Highway 95 right-of-way forms the eastern boundary. This site is zoned M-2-1 and is located within the Southeast Neighborhoods Development (SEND) Plan area.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§7-307). Carry-out food shops are a permitted use in this district (§7-306).

Land Use Planning: The proposed use will meet or exceed all set-back and parking requirements applicable to the proposed use. The proposed use and its lay-out have been approved by the Site Plan Review Committee. Consolidation of the property with the adjacent railroad right-of-way is not recommended because it is unnecessary for the proposed use and lay-out.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/ewt/mf

cc: Eastside Site, LLC, Appellant