

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 / 2040 HARFORD ROAD		

TO

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

DATE: February 24, 2016

REQUEST

The Department of Planning has received Yusang Chung's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the lot and use the existing bank building with existing drive-thru window for a Dunkin Donuts restaurant. The Zoning Administrator has determined that this is a conditional use requiring the Board's approval. We understand that this appeal is scheduled for hearing on March 8, 2016.

SITE

2040 Harford Road is located on the eastern corner of the intersection with Bonaparte Avenue. This property measures approximately 165' by 220' (0.830± acres) and is currently improved with a one-story former bank building measuring approximately 35' by 94'. This site is zoned B-3-2 and is located within the East Baltimore Midway Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, the Zoning Office has determined that this use is a conditional use, requiring approval by the Board (§6-408). In this case, the building was last used as a bank with a drive-through window.

Subdivision: This proposal will require review by the Site Plan Review Committee (SPRC) and the Planning Commission, which will include detailed reviews of the site plan and proposed elevations of the building.

TransForm Baltimore: This property is proposed to be zoned C-2, where restaurants will be a permitted use and drive-through facilities will be a conditional use. The proposed restaurant is a creative reuse of this building, and takes advantage of the existing drive-through window.

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to the requirements of the Site Plan Review Committee and the Planning Commission.

TJS/wya

cc: Yusang Chung, Appellant