


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 / 6201 Pulaski Highway		

TO

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

DATE:

May 4, 2012

**REQUEST**

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Two Farms, Inc., to use the property for a gasoline service station with convenience store and car wash. We understand that this appeal is scheduled for hearing on May 15, 2012.

**SITE**

6201 Pulaski Highway is located on the southeast corner of the intersection with Debelius Avenue. This property measures approximately 435' along Pulaski Highway by 500' along Debelius Avenue and contains approximately 5.352 acres, and is currently improved with a pair of one-story commercial buildings. The property also extends the length of the east side of Debelius Avenue to its intersection with Erdman Avenue, on which it has approximately 450' of frontage. This site is zoned M-2-1.

**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 and car washes are permitted uses (§7-306).

Land Use and Urban Design: The applicant is working with the Site Plan Review Committee to develop a final site plan. The preliminary site plan received preliminary approval with comments on March 28, 2012, and calls for razing of the existing commercial buildings and their replacement with a principal one-story commercial building at a central location on the property, and a canopy over each of two gasoline pump islands. There would be ample off-street parking provided to serve the convenience store which will provide carry-out food, and adequate queuing for vehicles using the car wash. Access to the premises would be from Pulaski Highway, Erdman Avenue, and Debelius Avenue.

**RECOMMENDATION**

The Department of Planning recommends approval of the appeal, conditional upon the applicant receiving final site design approval from the Site Plan Review Committee and constructing the service station, convenience store and car wash in accordance with those approved plans.

TJS/wya/mf

cc: Stanley Fine, Appellant

Eastern