


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 / 3601 Dolfield Avenue		

TO

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

DATE:

May 7, 2012

REQUEST

The Department of Planning has received Mohammed Mufti's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises for a gasoline service station and a convenience store, and add a carry-out food shop. We understand that this appeal is scheduled for hearing on May 15, 2012.

SITE

3601 Dolfield Avenue is located on the northwest corner of the intersection with Cold Spring Lane. This property measures approximately 100' by 100' and is currently improved with a one-story commercial building measuring approximately 32' by 60' and a canopy over the gasoline pumps. This site is zoned B-2-2 and is located within the West Coldspring Transit Station Urban Renewal Plan area and the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§6-308). In this case, the property was last authorized for use as a gasoline service station.

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). The applicant is proposing to use a portion of the existing service station building for a carry-out food shop, which is a permitted use in a B-2 Community Business District.

Urban Renewal Plan: This property is located in the West Coldspring Transit Station Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Mohammed Mufti, Appellant