


FROM		CITY OF BALTIMORE		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR			
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR			
SUBJECT	BMZA / 1712-1714 Russel Street			

TO

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

DATE: May 30, 2014

REQUEST

The Department of Planning has received Brian Hammock’s Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of SMO Inc., to partially redevelop the property, retaining six multi-product fuel dispensers, adding one fuel dispenser, and replacing a convenience store structure and a car wash structure. The Zoning Administrator has determined that this is a modification of a conditional use in a M-2 District. We understand that this appeal is scheduled for hearing on June 3, 2014.

SITE

1712 Russel Street is located on the southwest corner of the intersection with Bayard Street. This property measures approximately 378’9” along Russel Street by 94’7” along Bayard Street and contains approximately 1.053 acre, and is currently improved with two one-story detached commercial buildings and a canopy over gasoline pumps. This site is zoned M-2-3 and is located within the Carroll Camden Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§7-307), thus the proposed modifications are subject to Board review and approval. While most of the proposed work involves replacement of existing structures, one new fuel dispenser would be added to this site.

Urban Renewal Plan: This property is located in the Carroll Camden Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed additional use in this district.

Land Use and Urban Design: The site plan for this proposed partial redevelopment of this property was approved by the Site Plan Review Committee on March 12, 2014.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 10-B) in which gas stations and retail goods establishments would be permitted uses and carry-out shops would be conditional uses (Table 10-301). “Retail goods establishments” includes establishments that sell goods, wares, or other merchandise directly to consumers (§1-312 (U)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, conditional upon construction of all improvements in accordance with the site plan approved by the Site Plan Review Committee on March 12, 2014.