


<b>FROM</b>	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 / 2730 Wilmarco Avenue		

DATE:

**TO**

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

July 2, 2010

**REQUEST**

The Department of Planning has received Joseph Woolman's Board of Municipal and Zoning Appeals (BMZA) application to use [a portion of] the premises as a recyclable materials recovery facility with indoor storage of materials. We understand that this appeal is scheduled for hearing on July 6, 2010.

**SITE**

2730 Wilmarco Avenue is located on the north side of the street, lying between intersections with Dukeland Street and Brunswick Street along the south bank of a bend in the Gwynns Falls. This property contains approximately 9.153 acres and is currently improved with a group of interconnected one-story commercial and industrial buildings measuring approximately 790' in frontage by approximately 235' maximum depth. This site is zoned M-2-1 and is located within the Operation Reach Out Southwest (OROSW) Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, recyclable materials recovery facilities, with outdoor storage of materials – but only if the facility is effectively screened by a durable fence or landscaping, are a conditional use, requiring approval by the Board (§7-307). Due to the fact that this property lies outside the mapped floodway of the Gwynns Falls, the proposed use, confined to the interior of an existing building, would not impede the flow of storm water.

Comprehensive Planning: The proposed use would be sharing a property which is being used for storage of meats intended for human consumption; however, plans presented to the Site Plan Review Committee call for demolition of the central portion of the interconnected buildings, which would completely separate these two uses physically.

Land Use and Urban Design: The site plan for this property was approved by the Site Plan Review Committee on December 16, 2009. The Planning Commission approved the development and subdivision plan for 2730 Wilmarco Avenue at its public hearing June 24, 2010.

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Joseph Woolman, Appellant