


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 / 6100-6120 Holabird Avenue etc. *		

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

DATE: October 1, 2015

REQUEST

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Two Farms, Inc., to modify an existing conditional use gasoline service station with convenience store by razing it, consolidating that property with other lots, clearing those lots, and constructing a replacement gasoline and diesel service station and convenience store that would have two freestanding signs in lieu of the permitted one freestanding sign, with additional canopy signage above the gasoline pumps that would comprise 150 square feet in lieu of the permitted 80 square feet of sign area. The Zoning Administrator has determined that this is a (modification of a) conditional use in a B-3 zoning district. We understand that this appeal is scheduled for hearing on October 6, 2015.

SITE

6100 Holabird Avenue is located on the northeast corner of the intersection with Broening Highway. This property measures approximately 163'4" along Holabird Avenue and contains approximately 0.543 acre, and is currently improved with a one-story detached commercial building and a canopy over gasoline pumps. 6110-6120 Holabird Avenue is located on the northwest corner of the intersection with Elrino Street, adjoining 6100 Holabird Avenue, measures approximately 275' along Holabird Avenue by 260' and is currently improved with three groups of one-story detached commercial buildings. * 1617 Broening Highway, also known as Block 6810, Lot 1/17, is located on the east side of Broening Highway, approximately 200' north of the intersection with Holabird Avenue, and contains approximately 3.007 acres. This property measures approximately 455' along Broening Highway and is currently unimproved. This site is zoned B-3-1 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as a gasoline service station by the Board's approval of appeal no. 275-91X. Although "convenience stores" are not listed in the Zoning Code, the proposed other use of the property would be permitted as a combination of a grocery store, variety store, and carry-out food shop and would continue the existing other use of the property.

Comprehensive Planning: The separate and adjoining property known as 1717 Broening Highway is used as a church, school, and day-care center, with a playground for children on site. This proposed service station and convenience store use and its reconfiguration of entrances would surround this separate property. The applicant should consider constructing a 6' high masonry wall along its property lines with this property in order to buffer the church and playground from noise and fumes associated with customers' and suppliers' vehicles.

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Land Use and Urban Design: The site plan for this redevelopment was reviewed by the Site Plan Review Committee and approved on June 29, 2015. The site after consolidation would have two separate frontages, separated by another (separately owned) property known as 1717 Broening Highway. For this reason, the consolidated property would have two independently functioning entrances on two separate well-trafficked roads, hence the applicant's request for approval of two separate free-standing sign structures.

TransForm Baltimore: This property would become part of a C-4 District (Proposed Zoning Map Area 12-B) in which gas stations and retail good establishments – no alcohol sales, would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal, provided that the Board requires that the approved signs meet and continue to meet this condition:

- That the new free-standing signs ("oil company signs") will not be placed at a height exceeding 36 feet above grade and will not contain an area greater than 80 square feet.

TJS/wya/mf

cc: Caroline Hecker, Appellant