

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 / 500 East 33 rd Street		

TO

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

DATE: October 24, 2013

REQUEST

The Department of Planning has received Desiree Cooper's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Bank of America, to construct a walk-up detached ATM (automated teller machine) building measuring approximately 8'6" by 7'8" (and 11'4" tall). We understand that this appeal is scheduled for hearing on October 29, 2013.

SITE

500 East 33rd Street is part of a gasoline service station located on the northeast corner of the intersection with Greenmount Avenue. This property measures approximately 232' by 101'9" and is currently improved as a retail gasoline service station with a canopy and integral service station kiosk, a second canopy over a lesser number of gasoline pumps, and a separate automobile repair and service building measuring approximately 65' by 25'. This site is zoned B-2-3 and is located within the Waverly Business Area Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, automatic teller machines are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as an automobile repair garage, which is a conditional use in this B-2 Community Business District. This appeal is before the Board as a modification of a previously-approved conditional use.

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 proposed ATM structure is technically an expansion of the conditional use. The structure would be placed near the southwestern corner of the property (i.e., nearest the intersection of Greenmount Avenue and 33rd Street) near an existing free-standing business sign.

Land Use and Urban Design: The site plan provided with this application shows no parking spaces between the proposed ATM structure and the principal entrances to the service station pump area from Greenmount Avenue or 33rd Street. A vehicle stopped next to the proposed ATM would block some customer traffic entering the property from Greenmount Avenue. (There is no stopping of vehicles allowed near this corner on either 33rd Street or Greenmount Avenue.) This represents a potential circulation hazard within the property as well as a potential stacking problem on Greenmount Avenue if several vehicles are attempting to turn from northbound Greenmount Avenue into this service station. The site plan for this proposed ATM structure may need to be revised to place the ATM at a greater distance from Greenmount Avenue. The applicant should work with staff of the Site Plan Review Committee to devise an approvable site plan for this proposed improvement.

Urban Renewal Plan: This property is located in the Waverly Business Area 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 recommends that approval of this appeal, if granted, be conditional upon the applicant obtaining Planning Department approval for the location of the ATM structure and any related parking space.

TJS/wya/mf

cc: Desiree Cooper, Appellant