


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 / 4201 East Monument Street		

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

DATE: November 1, 2010

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a junk and scrap storage yard. We understand that this appeal is scheduled for hearing on November 9, 2010.

SITE

4201 East Monument Street is located on the northwest corner of the intersection with Kresson Street. This property measures approximately 70' along Monument Street and 472' along Pulaski Highway and contains approximately 5.773 acres, and is currently improved with two industrial and commercial buildings near Pulaski Highway. This site is zoned M-3.

ANALYSIS

Conditional Use: In this zoning district, junk or scrap storage and yards are a conditional use, requiring approval by the Board (§7-407). This site was previously used for, and is still owned by, a ferrous metals processing company. The proposed use would be a continuation of the previous use, with the addition of storage and processing of non-ferrous materials.

Land Use and Urban Design: The site layout would use Pulaski Highway and Kresson Street as the principal ingress and egress for heavy truck traffic. These two roadways already serve the traditionally heavy industrial area of eastern Baltimore City. No changes are proposed to the existing access locations for this property.

Sustainability: The proposed use of the property would not result in any increase in impervious surfaces, and this site is not within the Chesapeake Bay Critical Area.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant