


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 / 2650 West Patapsco Avenue		

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

DATE: November 29, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's amended Board of Municipal and Zoning Appeals (BMZA) application to construct a 21' by 30' one-story side addition to the existing building and use the addition as a dry cleaners shop and newsstand. We understand that this appeal is scheduled for hearing on December 7, 2010.

SITE

2650 West Patapsco Avenue is located on the northwest corner of the intersection with Lorena Avenue. This property measures approximately 182'9" along Patapsco Avenue by 150' along Lorena Avenue and contains approximately 0.591 acre, and is currently improved with three one-story commercial buildings. This site is zoned M-1-1 and is located within the Westport-Mount Winans-Lakeland Master Plan area.

ANALYSIS

Use: In this zoning district, dry cleaning establishments and newsstands are listed as a permitted use, and so are allowed (§7-206). In this case, the property was last authorized for use as a carry-out food shop, which is a nonconforming use in this M-1 Industrial District.

Expansions of use: Except as specified in subsection (b) of this section, a Class I nonconforming use in any district may not be expanded in any manner, nor may any structure be erected or expanded, unless the use of the land and the structure is made to conform to the regulations of the district in which they are located (§13-206). The existing Class I nonconforming use of land would not be expanded by addition of a building occupied by permitted uses.

Land Use and Urban Design: The proposed addition to the existing building and the associated changes to the parking and drive areas of the property have been reviewed and approved by the Site Plan Review Committee.

RECOMMENDATION

The Department of Planning recommends approval of the appeal conditioned upon the applicant's construction of the proposed one-story side addition in conformance with the site plan approved by the Site Plan Review Committee.

TJS/wya/mf

cc: Nathaniel Greene, Appellant