


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 / 3200 Reisterstown Road		

TO

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

DATE: January 23, 2012

REQUEST

The Department of Planning has received Shelley Carpenter's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Silk Lounge Community Advocates LLC, to use the premises for an office, a community center, and non-profit charitable events including dancing. We understand that this appeal is now scheduled for hearing on January 24, 2012.

SITE

Please refer to my previous memorandum of May 16, 2011 concerning this property. While this property was previously referenced as being at the southwest corner of Reisterstown Road and Wahaton Avenue, its 300' frontage along Reisterstown Road extends southward to the intersection of Reisterstown Road and Chowan Avenue.

ANALYSIS (Additional)

Reisterstown Road between Wahaton Avenue and Chowan Avenue is divided by a concrete barrier median, but northbound traffic on Reisterstown Road can make left turns at either of these intersecting streets. There are currently two mid-block curb cuts on Reisterstown Road that serve this property, and traffic safety concerns require that one of these be closed if the volume of traffic associated with the proposed uses of the property arises. Department of Planning staff have worked with the applicant's architectural and engineering consultant to devise a site plan that would slightly re-arrange the on-site parking spaces in front of the existing building to meet both improved safety and circulation requirements and handicapped parking requirements. As part of that process, the applicant has agreed to close the more southerly of the two existing curb cuts and create a traffic circulation pattern that uses Chowan Avenue as the southern exit route for visitors' vehicles. The applicant has further agreed to stripe both the ground-level parking area and the parking on the building roof to show the standard 180 square feet dimensioned parking spaces required by the Zoning Code.

Concerning truck traffic, the applicant has indicated that only "box trucks", step-vans, and minivans would use this site; there would not be semi-trailer use of this property for deliveries or pick-up of donated items. On that basis this Department's staff have concluded that the site plan as revised after consultations between the applicant and Planning staff is approvable by the Board.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the applicant's developing the property consistent with the site plan reviewed by the Department of Planning, including closing the southerly curb-cut nearer to Chowan Avenue, in addition to any conditions that the Board may impose.

TJS/wya/mf

cc: Shelley Carpenter, Appellant

Western