


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: March 2, 2012

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Saleem Enterprises, LLC, to use a portion of the premises as an office. We understand that this appeal is scheduled for hearing on March 6, 2012.

SITE

2650 West Patapsco Avenue is located on the northwest corner of the intersection with Lorena Avenue. This property measures approximately 182'9" by 147' and contains approximately 0.591 acre, and is currently improved with two one-story commercial buildings and a canopy over four bays of gasoline pumps. This site is zoned M-1-1 and is located at the southwest corner of the Westport – Mount Winans – Lakeland Area Master Plan area.

ANALYSIS

Conditional Use: In this zoning district, offices: business and professional, other than accessory, are a conditional use, requiring approval by the Board (§7-207). This same applicant was approved for use of a portion of the premises as a laundramat by the Board's decision in appeal no. 2011-388, heard on September 27, 2011. This appeal is a continuation of the applicant's efforts to obtain approval for occupants of the larger four-bay commercial building on this property.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). The amount of off-street parking required for business, governmental or professional offices is one parking space per 400 square feet of office area in excess of 1,000 square feet (§10-405.17). The bay proposed for leasing as an office measures approximately 24' by 30' and so does not contain sufficient floor area to trigger this requirement.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Nathaniel Greene, Appellant