


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 6307 Reisterstown Road		

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

DATE: March 12, 2010

### REQUEST

The Department of Planning has received Beverly True's Board of Municipal and Zoning Appeals (BMZA) application to extend a storefront with a 10' x 49' two-story front addition to an existing retail store. We understand that this appeal is scheduled for hearing March 16, 2010.

### SITE

6307 Reisterstown Road is located on the east side of the street, opposite the intersection with Kenshaw Avenue. This property measures approximately 50' by 275' and is currently improved with a two-story commercial building measuring approximately 50' by 130'. This site is zoned B-2-1 and is located within the Reisterstown Plaza Transit Station Urban Renewal Plan area.

### ANALYSIS

Required Yard: In this zoning district, a minimum front yard setback of 20' is required (§6-312.b). In this case, the proposed building addition will project to within approximately 10' of the front lot line, and align with the façade of the adjacent building at 6309 Reisterstown Road.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

Renewal Plans: Ordinance #01-0165 was approved May 14, 2001 for the purpose of, among other things, clarifying the relationship between conditions or requirements imposed by an Urban Renewal Plan or Conservation Plan, such that the condition or requirement that is more restrictive will govern. Additionally, the ordinance prohibits the approval of a conditional use or a variance if that conditional use or variance is precluded by an applicable renewal plan or master plan. The Reisterstown Plaza Transit Station Urban Renewal Plan requires that all plans for new construction or exterior rehabilitation be reviewed and approved for consistency with the Plan's urban design standards.

### RECOMMENDATION

The Department of Planning recommends approval of the appeal, conditioned upon the applicant obtaining Planning Department approval of the final plans and elevations for the proposed front addition to the existing building.

TJS/ewt/mf

cc: Beverly True, Appellant