


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 / 3617 Wilkens Avenue		

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

DATE: April 16, 2015

REQUEST

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of McDonald's Corporation, to expand the dining room of the existing drive-in restaurant, and to add a queuing lane and modify the parking lot. The Zoning Administrator has determined that this is a modification of a conditional use in a B-3 Community Commercial Zoning District. We understand that this appeal is scheduled for hearing on April 21, 2015.

SITE

3617 Wilkens Avenue is located on the southeast side of the street, at the intersection with Southwestern Boulevard. This property measures approximately 242' by 260' and contains approximately 1.206 acre, and is currently improved with a one-story detached commercial building measuring approximately 75' by 45' and a telecommunications tower and antennas. This site is zoned B-3-1.

ANALYSIS

Conditional Use: In this zoning district, restaurants: drive-in, are a conditional use, requiring approval by the Mayor and City Council (§6-409). The applicant will be continuing the authorized use of this property.

Land Use and Urban Design: The applicant has presented the concept plan for this proposed modification of the conditional use. The applicant should provide a final site plan for review and approval by the Planning Department.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 9-B) in which restaurants would be permitted uses and drive-through facilities would be conditional uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the site plan for improvements to be made in connection with this use receives approval from this Department.

TJS/wya/mf

cc: Caroline Hecker, Appellant