


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 / 3603 West Caton Avenue		

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

DATE: May 15, 2015

REQUEST

The Department of Planning has received Valjean Knight III's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the property as an accessory hand car wash. The Zoning Administrator has determined that this is a prohibited use in a B-2 Zoning District. We understand that this appeal is scheduled for hearing on May 19, 2015.

SITE

3603 West Caton Avenue is located on the southwest corner of the intersection with Monastery Avenue. This property measures approximately 102'8" by 148'10" and is currently improved with a one-story detached commercial building measuring approximately 50' by 45'. This site is zoned B-2-2 and is located within the Edmondson Village Area Master Plan area.

ANALYSIS

Use: In this zoning district, car washes are not listed as a permitted or conditional use, and so are not allowed (§6-306 to §6-309). In this case, the property was last authorized for use as a grocery store, which is a permitted use in this B-2 Community Business District.

Comprehensive Planning: The community has indicated opposition to this application.

Land Use and Urban Design: The applicant should provide the Board a site plan that would demonstrate how a hand car washing operation would occur without disruption of the grocery store's existing off-street parking lot. If the grocery store is being discontinued, the applicant should provide information concerning new commercial use of the property. The applicant should also inform the Board of how the hand car wash would become accessory to existing or future commercial use of the property.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 5-D) in which outdoor car washes would be prohibited uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the proposed hand car wash is not shown in the application to be actually accessory to existing or future commercial use of this property.

TJS/wya/mf

cc: Valjean Knight III, Appellant