


FROM	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 / 5700 Reisterstown Road		

TO

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

DATE: May 21, 2012

### REQUEST

The Department of Planning has received Rodney Dozier's Board of Municipal and Zoning Appeals (BMZA) application to use the rear portion of the property for a hand car wash operated under two tents. We understand that this appeal is scheduled for hearing on May 29, 2012.

### SITE

5700 Reisterstown Road is located on the northwest corner of the intersection with Sunnyside Avenue, and extends up Reisterstown Road to the southwest corner of the intersection with Emmart Avenue. This property measures approximately 133'8" by 265'4" and is currently improved with a one-story detached commercial building measuring approximately 60' by 75'. This site is zoned B-3-1 and is located within the Reisterstown Plaza Transit Station Urban Renewal Plan area and the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

### ANALYSIS

Conditional Use: In this zoning district, car washes are a conditional use, requiring approval by the Board (§6-408). The property was last authorized for use as a beauty shop, which is a permitted use.

Urban Renewal Plan: This property is located in the Reisterstown Plaza Transit Station Urban Renewal Area, where the Urban Renewal Plan does not prohibit the proposed use in this district. However, the property is located in the Reisterstown Road Commercial Corridor designated by the Urban Renewal Plan, which includes these general requirements applicable to the proposed use of the property:

- (1) No materials shall be stored or permitted to remain outside buildings. No waste materials, refuse or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- (2) Sites adjacent to residential zones shall use fencing and landscaping to buffer between the uses.

( -- Reisterstown Plaza Transit Station URP, Appendix A: Design Standards, C.3.e )

The applicants must receive approval from the Site Plan Review Committee for a site plan that demonstrates that the proposed use and placement of tents, and other improvement and use of the rear portion of the property, is consistent with these requirements and standards.

Off-Street Parking: Car washes require one parking space per six employees, plus one space for the manager or owner, plus ten parking spaces per washing lane, plus the number of stacking spaces the Department of Public Works requires to avoid street congestion (§10-405.3.i). The applicant should provide a site plan, approvable by the Site Plan Review Committee, that would comply with these criteria.

**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions, in addition to any conditions that the Board may impose:

- The applicant obtains Site Plan Review Committee approval for a site plan that complies with the requirements of the Zoning Code and with the requirements and standards of the Reisterstown Plaza Transit Station Urban Renewal Plan; and
- The applicant provides or causes to be provided adequate and appropriate landscaped and fenced separation of the proposed use from the residential area to the west of the property.

TJS/wya/mf

cc: Rodney Dozier, Appellant