


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 / 1712 Russell Street		

TO

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

DATE: August 28, 2013

### REQUEST

The Department of Planning has received Robert Moore's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mohinder Virk, to add a carry-out food shop to the existing gasoline service station and convenience store. The Zoning Administrator has determined that this is a modification of a conditional use in a M-2 District. We understand that this appeal is scheduled for hearing on September 3, 2013.

### SITE

1712 Russell Street is located on the southwest corner of the intersection with Bayard Street. This property measures approximately 378'9" along Russell Street by 94'7" along Bayard Street and contains approximately 1.053 acre, and is currently improved with two one-story detached commercial buildings and a canopy over gasoline pumps. This site is zoned M-2-3 and is located within the Carroll Camden Urban Renewal Plan area.

### ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§7-307), while carry-out food shops are a permitted use (§7-306). The applicant is proposing to add a permitted use to the existing conditional use.

Urban Renewal Plan: This property is located in the Carroll Camden Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed additional use in this district.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 10-B) in which gas stations and retail goods establishments would be permitted uses and carry-out shops would be conditional uses (Table 10-301). "Retail goods establishments" includes establishments that sell goods, wares, or other merchandise directly to consumers (§1-312 (U)).

### RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Robert Moore, Appellant