

FROM

NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
SUBJECT	BMZA / 6437 Harford Road

CITY of
BALTIMORE
MEMO



TO

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

DATE: August 27, 2013

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Emanuel Daramola, to use the premises as a gasoline service station with retail snack food sales. The Zoning Administrator has determined that this is a modification of a conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on September 3, 2013.

SITE

6437 Harford Road is located on the southeast corner of the intersection with Pinewood Avenue. This property measures approximately 100' by 75' and is currently improved with a one-story detached commercial building measuring approximately 28' by 11' and a canopy over gasoline pumps. This site is zoned B-2-2.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§6-308). In this zoning district, grocery stores, carry-out food shops, and variety stores (all of which could sell snack foods) are permitted uses, and so are allowed (§6-306). The application requests approval to add a permitted use to a conditional use, with no alteration of the existing building footprint. The property was last authorized for use as a gasoline service station.

Comprehensive Planning: Because this street-corner property is along a section of Harford Road that is undergoing commercial revitalization, the applicant should provide enhanced landscaping on the corner and renovate the façade of the existing building to provide an improved appearance for this property.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 4-A) in which gas stations and carry-out shops would be conditional uses, while retail goods establishments would be permitted uses (Table 10-301). "Retail goods establishment" as applied to a delicatessen, bakery, grocery, or similar establishment that sells ready-to-eat food products, includes incidental seating areas for consumption of food on the premises (§1-312 (U) (2)).

RECOMMENDATION

The Department of Planning recommends that approval of this application, if granted, be conditional upon the applicant improving the property's landscaping and building façade.

TJS/wya/mf

cc: Nathaniel Greene, Appellant

Northeast