


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 / 5200-18 Fairlawn Avenue		

TO

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

DATE: October 22, 2009

REQUEST

The Department of Planning has received Shannon Starke's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for automobile sales and a car wash. We understand that this appeal is scheduled for hearing on October 27, 2009.

SITE

5200-18 Fairlawn Avenue is located on the northwest corner of the intersection with West Belvedere Avenue. This property is triangular and measures approximately 318' along Fairlawn Avenue by 118' along its interior side yard bounds running southerly from Fairlawn Avenue, and is currently improved with a one-story commercial building having a larger part measuring approximately 160' by 60' and an easterly addition measuring approximately 53' by 36'. This site is zoned M-2-1 and is located within the Park Heights Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, automobile sales are not listed as a permitted or conditional use, and so are not allowed (§7-206 to §7-308). In this case, the property was last authorized for use as a car wash, which is a permitted use in this M-2 Industrial District.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt/mf

cc: Shannon Starke, Appellant