

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 2215 West Patapsco Avenue

CITY of
BALTIMORE

MEMO



TO

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

DATE: November 13, 2015

REQUEST

The Department of Planning has received Caroline Hecker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Two Farms, Inc. and BSV Hollinswood LLC, to construct a gasoline service station and convenience store. The Zoning Administrator has determined that this is a conditional use in a B-2 zoning district, and that variances of front and rear yard setback requirements are needed for approval. We understand that this appeal is scheduled for hearing on November 17, 2015.

SITE

2215 West Patapsco Avenue is located on the southeast corner of the intersection with Hollins Ferry Road. This property measures approximately 195' by 160' and contains approximately 0.675 acre, and is currently unimproved. This site is zoned B-2-1 and is located within the Hollinswood Plaza Planned Unit Development.

ANALYSIS

Conditional Use: In this zoning district, gasoline service stations are a conditional use, requiring approval by the Board (§6-308). In this case, the property was last authorized for use as an automobile service station and an automobile laundry (car wash), which have been razed. The applicant intends to continue the previously-approved conditional use, without the car wash. (The proposed convenience store would be permitted as a combination of a food store, delicatessen, carry-out food shop, and variety store.)

Required Yard: In this zoning district, a minimum front yard setback of 20' is required, and a minimum rear yard setback of 30' is required (§6-312.b. and 6-312.e.). In this case, the proposed front parking area will project to within 5' of the front lot line, and the proposed commercial store structure will project to within 25' of the rear lot line.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203). The Site Plan Review Committee has reviewed and approved the lot development plan associated with these variances.

Land Use and Urban Design: Minor Amendment of the Hollinswood Plaza Planned Unit Development and Final Design Approval of this proposed use require Planning Commission approval.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 10-C) in which gas stations would be conditional uses (Table 10-301).

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RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the proposed use receives Planning Commission approval as a Minor Amendment to the Hollinswood Plaza Planned Unit Development, and the proposed structure receives Final Design Approval from the Planning Commission.

TJS/wya/mf

cc: Caroline Hecker, Appellant