


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 / 812 West Patapsco Avenue		

TO

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

DATE: November 27, 2015

REQUEST

The Department of Planning has received Elbert Tang's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a recyclable materials recovery facility. The Zoning Administrator has determined that this is a conditional use in a M-2 zoning district. We understand that this appeal is scheduled for hearing on December 1, 2015.

SITE

812 West Patapsco Avenue is located on the north side of the street, approximately 350' west of the intersection with English Consul Avenue, and opposite the intersection with Marmenco Court. This irregularly-shaped property has approximately 60' of frontage on Patapsco Avenue and contains approximately 2.03 acres, and is currently improved with a one-story detached commercial building measuring approximately 404' by 76' and a second detached commercial building measuring approximately 80' by 50'. This site is zoned M-2-1.

ANALYSIS

Conditional Use: In this zoning district, recyclable materials recovery facilities, with outdoor storage of materials – but only if the facility is effectively screened by a durable fence or landscaping, are a conditional use, requiring approval by the Board (§7-307). In this case, the property was last authorized for use as warehousing, which is a permitted use in this M-2 Industrial District. The application apparently did not include a site plan showing how the proposed facility would be screened. Attempts by the Board's staff to obtain this information have been unsuccessful.

Comprehensive Planning: The applicant should provide information on days and hours of operation, outdoor storage of materials, etc., to allow the Board to consider whether the proposed use would have any potential conflicts with other commercial and industrial uses in the area, including new demands for use of Patapsco Avenue by trucks servicing the use.

TransForm Baltimore: This property would become part of an I-1 District (Proposed Zoning Map Area 10-D) in which recyclable materials recovery facilities would be permitted uses (Table 11-301). "Recyclable materials recovery facility" means "a facility that collects, sorts, grades, or processes recyclable, source-separated material" with "Processing at these facilities limited to pressing, crushing, cutting, baling, and other preparations of materials for shipping" (§1-312 (N)).

RECOMMENDATION

The Department of Planning recommends deferral of a complete hearing of this appeal to allow the applicant time to prepare a site plan for the proposed use.

TJS/wya/mf

cc: Elbert Tang, Appellant

South