

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 / 2128 West Pratt Street		

TO

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

DATE: November 28, 2014

**REQUEST**

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mehdi Kolahdouzan, to consolidate this property and the property known as 2122-2124 West Pratt Street and construct a one-story structure to be used as a gasoline service station, convenience store, carry-out food store, and check-cashing establishment, with accessory drive-through car wash. The Zoning Administrator has determined that this is a conditional use in a B-3 Zoning District and that variances of Zoning Code setback requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on December 2, 2014.

**SITE**

2128 West Pratt Street is located on the southeast corner of the intersection with Smallwood Street, and together with 2122-2124 West Pratt Street occupies the entire city block bounded by Pratt, Smallwood, and Ackworth Streets and Frederick Avenue. This property is currently unimproved. This site is zoned B-3-2 and is located within the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, gasoline service stations and car washes are conditional uses, requiring approval by the Board (§6-408). Check cashing agencies, carry-out food stores, grocery stores and variety stores are permitted uses (§6-406).

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-412.e.). In this case, the proposed gasoline pumps canopy will project to within 20' of the rear lot line, which is contiguous with the Frederick Avenue right-of-way.

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).

Land Use and Urban Design: This proposed use requires Site Plan Review Committee approval due to the nature of the redevelopment of this site.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 6-C) in which gas stations and check-cashing establishments would be conditional uses, and car washes would be prohibited uses (Table 10-301).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal conditional upon approval by the Site Plan Review Committee for the final development plan for this property.

TJS/wya/mf

cc: Nathaniel Greene, Appellant