

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

July 13, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0083: Zoning – Use Regulations – Gas Stations

Ladies and Gentlemen:

City Council Bill No. 17-0083 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for review and subsequent recommendation. The purpose of City Council Bill No. 17-0083 is to amend Table 10-301 {Commercial Districts – Permitted and Conditional Uses} which will require conditional use authorization by ordinance for gas stations in the C-2 and C-3 zoning districts.

While the BMZA does not have any objections to the requirement that new gas stations get conditional use authorization through an ordinance, the BMZA does have some trepidation about the spillover effects that would have on existing gas stations located in the C-2 and C-3 zoning districts. As the Planning Department's staff outlined in their report to the Planning Commission, the amendment to the Zoning Code would require existing gas stations in the aforementioned districts to ascertain legislative authorization for any addition, expansion, relocation, or structural alteration. Potentially, this could have adverse effects on business owners who cannot maneuver through the political arena upgrade their facilities, or, to expand to with normal uses that are usually operated in conjunction with gas stations (i.e. convenience stores, which are permitted uses in both districts).

Therefore, the BMZA concurs with the Planning Department's recommendation to disapprove the proposed amendments to the zoning code unless the aforementioned issue is addressed accordingly.

Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style.

David C. Tanner
Executive Director

DCT/rdh

**CC: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office**