


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 / 616 Saint Ann's Avenue		

TO

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

DATE: January 2, 2013

**REQUEST**

The Department of Planning has received Mohinder Virk's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a garage for storage, repair, and servicing of motor vehicles. We understand that this appeal is scheduled for hearing on January 8, 2013.

**SITE**

616 Saint Ann's Avenue is located on the northeast side of the street, approximately 75' southeast of the intersection with 25<sup>th</sup> Street. This property measures approximately 25' by 85' and extends through to the south side of 25<sup>th</sup> Street, and is currently improved with a one-story detached commercial building measuring approximately 25' by 34' and having approximately 17' of frontage on 25<sup>th</sup> Street, with a garage door approximately 10' wide opening onto 25<sup>th</sup> Street. This site is zoned B-3-2 and is located within the East Baltimore Midway Urban Renewal Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as a garage for storage, repair and servicing of motor vehicles.

Urban Renewal Plan: This property is located in the East Baltimore Midway Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

TransForm Baltimore: In the proposed new zoning code for Baltimore, this property would be designated as part of a "C-4 Heavy Commercial" District (Proposed Zoning Map 7-A), in which motor vehicle service and repair, major or minor, with outdoor storage of vehicles, would be a permitted use (§10-206 and Table 10-301).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal, subject to these conditions:

- There will be no parking, staging, or storing of vehicles on public rights-of-way;
- There will be no parking or storage of unlicensed vehicles on the property;
- All work must be performed indoors;
- All materials, parts and equipment related to this use will be stored indoors;
- The area used for temporary storing of vehicles will be adequately screened by an opaque fence or wall; and,

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- If a dumpster is used to collect waste and trash related to this use, the dumpster will be placed either inside the existing building or within a masonry enclosure having a solid lockable wooden gate.

TJS/wya/mf

cc: Mohinder Virk, Appellant