


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 / 4700-4706 Belair Road		

TO

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

DATE: January 4, 2013

REQUEST

The Department of Planning has received Charles Pipkin's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Signature Collision Centers LLC, to use the premises as a garage for repair and servicing of motor vehicles, including body repair and painting. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

4700-4706 Belair Road is located on the northeast corner of the intersection with Wilke Avenue. This property measures approximately 120' by 112' and is currently improved with a one-story detached commercial building covering the entire lot. This site is zoned B-3-2.

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 for motor vehicle sales, a permitted use (§6-406), but is currently vacant.

TransForm Baltimore: In the proposed new zoning code for Baltimore, this property would be designated as part of a "C-3 General Commercial" District (Proposed Zoning Map 4-C), in which motor vehicle service and repair, minor, with or without outdoor storage of vehicles, would be a permitted use (§10-205 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;
- 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; and,
- There will be no outdoor parking or storage of motor vehicles, operable or not, on the adjoining properties known as Block 5858A, Lots 010 and 006. The applicant has agreed to work with Planning Department staff to develop an approvable site plan for those lots.

TJS/wya/mf

cc: Charles Pipkin, Appellant

Northeast