


<b>FROM</b>	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 / 3147 Woodring Avenue		

**TO**

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

DATE: January 31, 2013

**REQUEST**

The Department of Planning has received William Dubs' Board of Municipal and Zoning Appeals (BMZA) conditional use application to store a boat and trailer in the side yard of the property. We understand that this appeal is scheduled for hearing on February 5, 2013.

**SITE**

3147 Woodring Avenue is located on the south side of the street, approximately 690' east of the intersection with Bechtel Road. This property measures approximately 30' by 120' and is currently improved with a two-story semi-detached residential building measuring approximately 20' by 32'. This site is zoned R-5.

**ANALYSIS**

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-803).

Boats, trailers, etc.: parking or storage:

- (a) Required findings and conditions. For parking or storage of boats, boat trailers, travel trailers, recreational vehicles, or similar camping equipment, the Board must find, and require as conditions of approval, that:
- (1) at no time will this equipment be used for living or housekeeping purposes;
  - (2) the equipment will not have fixed connections to electricity, water, gas, or sanitary sewer facilities;
  - (3) except only as specified in subsection (b) of this section, if the equipment is parked or stored outside of a garage, it will be parked or stored to the rear of the front building line of the lot and located at least 3 feet from the side or rear lot lines;
  - (4) the equipment will be kept in good repair and carry a current year's license and registration; and
  - (5) the parking or storage is not of an unoccupied mobile home, being a movable or portable dwelling, constructed to be towed on its own chassis and connected to utilities and designed without a permanent foundation for year-round living, which is specifically prohibited.
- (b) Exception for loading and unloading. Notwithstanding subsection (a)(3) of this section, the equipment may be parked anywhere on the premises, for a period of not more than 48 hours, for loading or unloading purposes (§14-306).

**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant complying with the conditions stated in §14-306 above.

TJS/wya/mf

cc: William Dubs, Appellant

Northeast