


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 / 4744 Vancouver Road		

TO

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

DATE: October 29, 2015

REQUEST

The Department of Planning has received Kevin Thomas' Board of Municipal and Zoning Appeals (BMZA) application to use the rear yard of the property for storage of a boat and trailer. The Zoning Administrator has determined that this is a conditional use in a R-6 zoning district. We understand that this appeal is scheduled for hearing on November 3, 2015.

SITE

4744 Vancouver Road is located on the northwest side of the street, where it connects to Markham Road, in the Beechfield community. This property measures approximately 19'2" along Vancouver Road by 141' and is currently improved with a two-story semi-detached residential building measuring approximately 18' by 30'. This site is zoned R-6.

ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-903). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-6 General Residence District.

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).

The property appears to have sufficient distance between its rear lot line and the existing dwelling structure to allow compliance with requirement 14-306.a.3 above.

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TransForm Baltimore: This property would remain part of a R-6 District (Proposed Zoning Map Area 4-D) in which detached dwellings would be permitted uses (Table 9-301). Outdoor storage of boats and boat trailers could be authorized as a conditional use (§15-510).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the approved use complies with the requirements of §14-306 of the Zoning Code.

TJS/wya/mf

cc: Kevin Thomas, Appellant