


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 / 3315 Pulaski Highway		

TO

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

DATE:

April 2, 2015

REQUEST

The Department of Planning has received Yong Hwang'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, and for sales and installation of tires. The Zoning Administrator has determined that this is a conditional use in a B-3 Community Commercial District. We understand that this appeal is scheduled for hearing on April 7, 2015.

SITE

3315 Pulaski Highway is located on the south side of the street, approximately 224' west of the intersection with Highland Avenue. This property measures approximately 74' along Pulaski Highway by 263' and contains approximately 0.411 acre, and is currently improved with a one-story detached commercial building measuring approximately 40' by 210'. 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 1½ ton capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408); and batteries and tires: sales and service, is a permitted use (§6-406). In this case, the property was last authorized for use as a garage for storage, repair and servicing of motor vehicles, which is a conditional use, and for motor vehicles sales, which is a permitted use in this B-3 Community Commercial District.

TransForm Baltimore: This property would become part of a C-3 District (Proposed Zoning Map Area 8-C) in which motor vehicle service and repair, minor – with or without outdoor storage of vehicles, would be a permitted use; and a motor vehicle dealership – with outdoor display, would be a conditional use (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to these conditions in addition to any conditions which the Board may establish:

- 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: Yong Hwang, Appellant