


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Whole / per T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1412-1416 Bloomingdale Road		

TO

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

DATE:

May 4, 2012

REQUEST

The Department of Planning has received Sharon Bacon's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of an existing automobile repair shop for sales of used cars. We understand that this appeal is scheduled for hearing on May 15, 2012.

SITE

1412-1416 Bloomingdale Road is located on the west side of the street, approximately 72'10" south of the intersection with Presstman Street. This irregularly-shaped property measures approximately 87'1" along Bloomingdale Road and extends westward approximately 150' to the east side of Longwood Street and contains approximately 0.224 acre, and is currently improved with a one-story commercial building measuring approximately 58' by 90'. The southwestern portion of this property is currently vacant. This site is zoned B-2-2.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – but not including body repair, painting, or engine rebuilding, are a conditional use, requiring approval by the Board (§6-308). Motor vehicles sales is not a permitted or a conditional use in a B-2 District (§6-306 to §6-309), but is a permitted use in a B-3 District (§6-406). The applicant is proposing to add a use which would be a new nonconforming use in the zoning district in which the property is located.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the addition of used car sales to the use of this property would require approval of a new nonconforming use of the property, which the Board is not authorized by the Zoning Code to approve.

TJS/wya/mf

cc: Sharon Bacon, Appellant