


FROM	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 / 1600 Carbon Avenue, etc. *		

TO

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

DATE: May 4, 2012

### REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Baltimore Scrap Corporation, to consolidate properties after closure of public rights-of-ways and use the consolidated property for an expanded junk and scrap yard with accessory outdoor storage operations and an accessory modular office building. We understand that this appeal is scheduled for hearing on May 15, 2012.

### SITE

\*For a complete list of all properties included in this application, please refer to the attached list provided by the applicant.

1600 Carbon Avenue, the principal place of business for the applicant, is located on the north side of this unimproved street, between another unimproved street, Tate Street, and Fairfield Road. This property measures approximately 320' by 276'7" and contains approximately 2.143 acres, and is currently improved with two one-story commercial buildings and a larger assembly of machinery. The other properties with which this principal property would be consolidated are either unimproved or contain in two cases a single one-story commercial building; all of the public ways that would be acquired and consolidated with these properties are also unimproved, with the exception of portions of Fairfield Avenue. The consolidated properties and rights-of-ways to be closed, when combined, would contain over seven acres. This site (all properties included in this application) is zoned M-3 and is located within the Fairfield Urban Renewal Plan area.

### ANALYSIS

Conditional Use: In this zoning district, junk or scrap storage and yards are a conditional use, requiring approval by the Board (§7-407). Most of the properties included in this application are already being used separately for this purpose. Addition of public rights-of-ways and consolidation of lots would allow expansion of the current use as well as more efficient use of the land on which the use is located.

Urban Renewal Plan: This property is located in the Fairfield Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district as long as it does not include waste disposal (including garbage) – for land fill and land reclamation, which is specifically prohibited by subsection C.1.a. of the Plan ("Land Use Plan, Prohibited Uses – General Industrial"). The Plan does require all existing open-air storage of materials to be screened by a minimum 6' tall fence or landscaping.

Mr. David Lanner, BMZA  
Executive Director  
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Re: 1600 Carbon Avenue etc.

**RECOMMENDATION**

The Department of Planning has no objection to this appeal, provided that the applicant uses the consolidated property in accordance with the terms and conditions of the Fairfield Urban Renewal Plan, and installs a minimum 6' tall opaque fence with perimeter landscaping bordering the consolidated properties, as approved by the Department of Planning, immediately upon completion of the consolidation. Closure of the public rights-of-ways currently dividing some of the lots to be consolidated must be approved by the Planning Commission and legislatively authorized by the Mayor and City Council.

Attachment (properties included in this application)

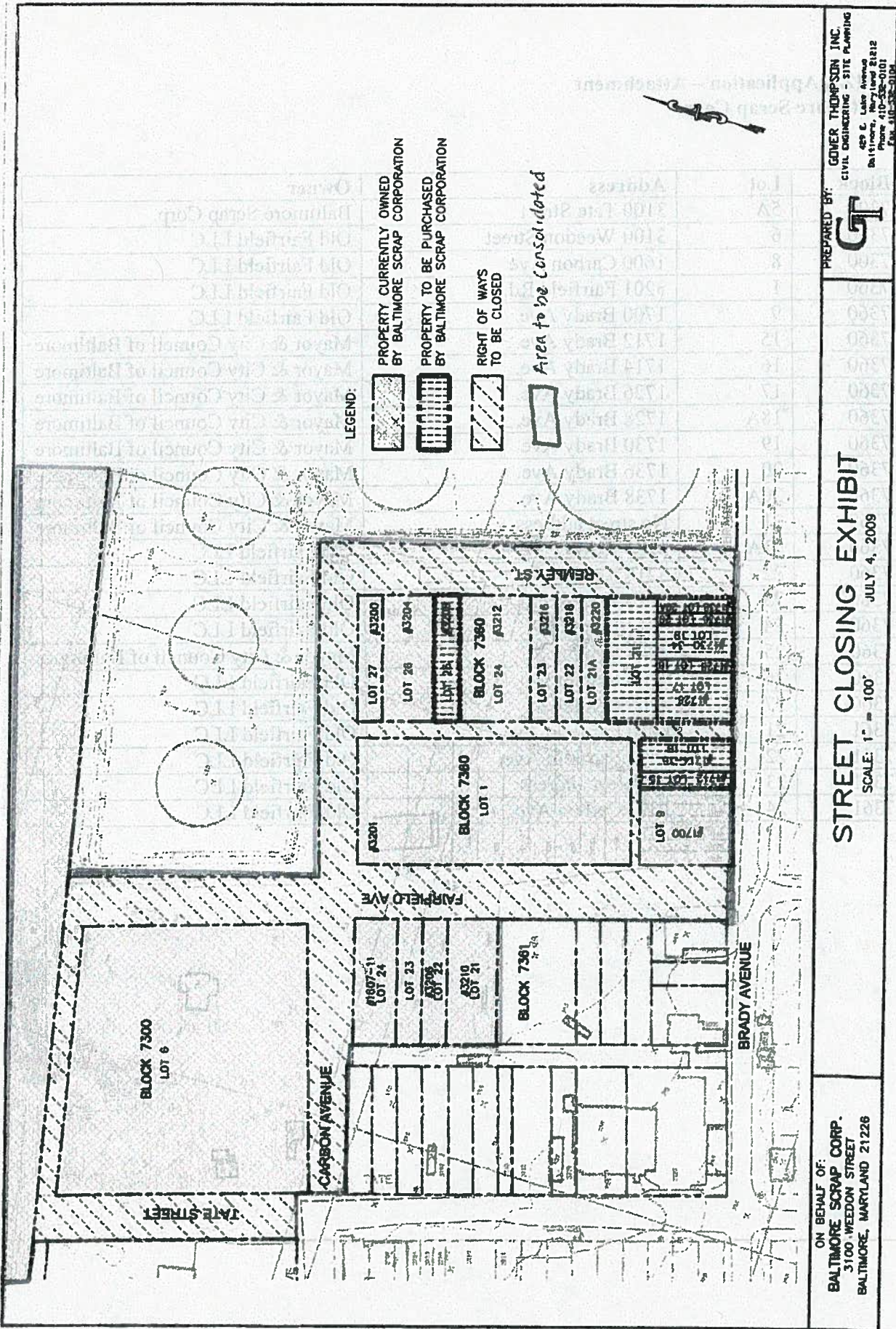
TJS/wya/mf

cc: Stanley Fine, Appellant

**BMZA Application – Attachment**  
**Baltimore Scrap Corp.**

Block	Lot	Address	Owner
7300	5A	3100 Tate Street	Baltimore Scrap Corp.
7300	6	3100 Weedon Street	Old Fairfield LLC
7300	8	1600 Carbon Ave.	Old Fairfield LLC
7360	1	3201 Fairfield Rd.	Old Fairfield LLC
7360	9	1700 Brady Ave.	Old Fairfield LLC
7360	15	1712 Brady Ave.	Mayor & City Council of Baltimore
7360	16	1714 Brady Ave.	Mayor & City Council of Baltimore
7360	17	1726 Brady Ave.	Mayor & City Council of Baltimore
7360	18A	1728 Brady Ave.	Mayor & City Council of Baltimore
7360	19	1730 Brady Ave.	Mayor & City Council of Baltimore
7360	20	1736 Brady Ave.	Mayor & City Council of Baltimore
7360	20A	1738 Brady Ave.	Mayor & City Council of Baltimore
7360	21	No street address	Mayor & City Council of Baltimore
7360	21A	3220 Remley St.	Old Fairfield LLC
7360	22	3218 Remley St.	Old Fairfield LLC
7360	23	3216 Remley St.	Old Fairfield LLC
7360	24	3212 Remley St.	Old Fairfield LLC
7360	25	3208 Remley St.	Mayor & City Council of Baltimore
7360	26	3204 Remley St.	Old Fairfield LLC
7360	27	3200 Remley St.	Old Fairfield LLC
7361	21	3210 Fairfield Ave.	Old Fairfield LLC
7361	22	3206 Fairfield Ave.	Old Fairfield LLC
7361	23	No street address	Old Fairfield LLC
7361	24	1607 Carbon Ave.	Old Fairfield LLC





ON BEHALF OF:  
**BALTIMORE SCRAP CORP.**  
 3100 WEEDON STREET  
 BALTIMORE, MARYLAND 21226

# **STREET CLOSING EXHIBIT** SCALE: 1" = 100' JULY 4, 2009

PREPARED BY:  
**GT**  
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