


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 / 5000 Liberty Heights Avenue		

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

DATE: July 7, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to erect a prefabricated rear addition to be used as a garage for servicing, maintenance, and repair of motor vehicles in conjunction with the existing motor vehicle sales use. We understand that this appeal is scheduled for hearing on July 20, 2010.

SITE

5000 Liberty Heights Avenue is located on the northwest corner of the intersection with Plateau Avenue. This property measures approximately 157' by 115' and is currently improved with a one-story commercial building measuring approximately 55' by 24'. This site is zoned B-3-1 and is located within the Greater Northwest Community Coalition Plan area.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles – including / not including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408).

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-412.e). In this case, the proposed prefabricated building addition will project to within 17' of the rear lot line, in line with the rear wall of the existing building on this site.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant's compliance with these conditions:

- That 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; and
- All materials, parts and equipment related to this use will be stored indoors.

TJS/wya/mf

cc: Nathaniel Greene, Appellant