

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 / 4006 Pulaski Highway		

TO

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

DATE: September 25, 2013

REQUEST

The Department of Planning has received Venel Aladin's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use the premises for automobile sales and as a garage for storage, repair and servicing of motor vehicles, including tire repair, hand car washing, and automobile detailing. The Zoning Administrator has determined that this is a conditional use in a B-3 District. We understand that this appeal is scheduled for hearing on October 1, 2013.

SITE

4006 Pulaski Highway is located on the north side of the street, approximately 106'4" west of the intersection with Haven Street. This property measures approximately 40'5" along Pulaski Highway by 125' and contains approximately 0.115 acre, and is currently improved with a two-story detached residential building measuring approximately 16' by 50'. This site is zoned B-3-1.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408). Car washes likewise are a conditional use requiring Board approval (§6-408). Motor vehicle sales are a permitted use (§6-406). This property was last authorized for use for motor vehicle sales and a single family detached dwelling.

Land Use and Urban Design: As hand car washing would be part of the automobile detailing to be offered here, the applicant should indicate where on the property the car washing would occur, and indicate arrangements for proper disposal of waste water.

TransForm Baltimore: This property would become part of the C-3 District (Proposed Zoning Map Area 8-C) in which motor vehicle dealerships would be conditional uses if they included outdoor display, and permitted uses if entirely within a structure, and motor vehicle storage and repair would be a permitted use (Table 10-301).

RECOMMENDATION

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

- There will be no display, 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;

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- The area used for temporary storing of vehicles will be adequately screened by an opaque fence or wall; and,
- 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: Venel Aladin, Appellant