


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 / 2407, 2409, and 2411 Greenmount Avenue		

TO

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

DATE: October 20, 2014

REQUEST

The Department of Planning has received Shakeel Yousaf's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a mechanic's garage [for repair and servicing of automobiles, including body repair] and accessory automobile dealership and office. The Zoning Administrator has determined that this is a conditional use in a B-3 Zoning District. We understand that this appeal is scheduled for hearing on October 21, 2014.

SITE

2407 Greenmount Avenue is located on the northeast corner of the intersection with Boone Street. This property measures approximately 19' along Greenmount Avenue (but tapers to 12' wide along its rear lot line) by 117'9" and is currently improved with a two-story semi-detached commercial building measuring approximately 18' by 65'. 2409 Greenmount Avenue is located on the east side of the street, approximately 19' north of the intersection with Boone Street. This property measures approximately 15'9" along Greenmount Avenue (but tapers to 12' width along its rear lot line) by 117'4" and is currently improved with a two-story semi-detached commercial building measuring approximately 20' by 65'. This building encroaches on 2411 Greenmount Avenue, an unimproved lot measuring approximately 18'6" by 120'4". This site is zoned B-3-2 and is located in the East Baltimore Midway Urban Renewal Plan area.

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). In this case, the property was last authorized for use as a liquor store, which is a permitted use in this B-3 Community Commercial District.

Urban Renewal Plan: This property is located in the East Baltimore Midway Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-A) in which Motor vehicle service and repair, Major, and Motor vehicle service and repair, Minor – [in a] Fully enclosed structure, and Motor vehicle dealerships, would be prohibited uses (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:

- The three lots known as 2407, 2409, and 2411 Greenmount Avenue must be consolidated;
- 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;
- Vehicular access to the garage will be only from Boone Street;
- Any 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: Shakeel Yousaf, Appellant