


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 / 516 East 25 th Street		

TO

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

DATE: October 17, 2014

REQUEST

The Department of Planning has received Benjamin Okolie's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Rainbow Taxi Association LLC, to use the premises as a garage for repair and servicing of automobiles, including body repair and accessory automobile parts installation. 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

516 East 25th Street is located on the north side of the street, approximately 220' east of the intersection with Greenmount Avenue. This property measures approximately 33' along 25th Street (with an actual width of 25') by an average depth of approximately 144' and is currently improved with a one-story semi-detached commercial building covering the entire lot. This site is zoned B-3-2.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – 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 garage for bus and transit vehicles, which is a permitted use in this B-3 Community Commercial District.

TransForm Baltimore: This property would become part of the C-4 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, would be permitted uses (Table 10-301). These commercial repair establishments would have minimum lot area requirements of 20,000 square feet and 10,000 square feet, respectively (§14-326), which this property would not meet, as it has less than 4,000 square feet of lot area.

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 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;
- Any area used for temporary storing of vehicles will be adequately screened by an opaque fence or wall; and,

Mr. David Lanner, BMZA
Executive Director
Page 2
Re: 516 East 25th Street

- 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: Benjamin Okolie, Appellant