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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 / 609 East 25 th Street		

TO

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

DATE: November 20, 2012

REQUEST

The Department of Planning has received Choudry-Mohammad Sadiq's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a garage for repair, servicing, and storage of automobiles, motor vehicle sales, and a car wash. We understand that this appeal is scheduled for hearing on November 27, 2012.

SITE

609 East 25th Street is located on the south side of the street, approximately 54' west of the intersection with Walpert Avenue. This triangular property measures approximately 66' along 25th Street by 48'11" along the unpaved alley to its rear and is currently improved with a two-story detached commercial building covering almost the entire lot. This site is zoned B-3-2 and is located within the East Baltimore Midway Urban Renewal Plan area and the Barclay-Midway-Old Goucher Area Master 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; as are car washes also (§6-408). The property is currently authorized for use as an automobile glass and mirror shop, which is a permitted use in a B-3 Community Commercial District. The proposed additional use of the property for motor vehicle sales is a permitted use (§6-406).

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. The Urban Renewal Plan does require approval of all exterior changes or alterations, including new signs, which would occur as a result of approval of this application.

Land Use and Urban Design: Due to the limited area of this property, and its location on a major thoroughfare used for heavy vehicular traffic, a car wash would not be advisable unless the lot provided sufficient queuing space for vehicles awaiting washing, which it cannot. The Department would have no objection to washing only motor vehicles to be sold by the same operator or owner of the business, but would require as a condition of approval of the conditional use that the applicant provide an approvable site/ floor plan showing placement of vehicles awaiting repair in relation to any car wash in the structure on the property. This is of particular concern given the relatively restricted floor area of the building and its capability of holding only a few vehicles at a time.

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal provided that approval of the conditional use as a garage for repair of motor vehicles be made subject to the condition that the applicant obtain approval of a site/ floor plan for use of the property as proposed in this appeal, and to these conditions:

- 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 outdoor or open 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: Choudry-Mohammad Sadiq, Appellant