2011-494

TJS

FROM		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE **MEMO**
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR	
SUBJECT	BMZA / 3200-3208 East Fayette Street	

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

DATE: December 8, 2011

REQUEST
The Department of Planning has received Behrooz Jamshidi's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises for automobile repair, body work and painting, and to add a car wash and detailing. We understand that this appeal is scheduled for hearing on December 20, 2011.

SITE
3200-3208 East Fayette Street is located on the northeast corner of the intersection with East Avenue. This property measures approximately 81'4" along Fayette Street by 245'6" along East Avenue and contains approximately 0.379 acre, and is currently improved with two one-story detached commercial buildings measuring approximately 28' by 43' and 30' by 32'. 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; also, car washes are a conditional use requiring Board approval (§6-408).

Land Use and Urban Design: This property extends along the east side of East Avenue from Pulaski Highway on its north to Fayette Street on its south, and presently has a vehicular entrance to its open area on Pulaski Highway. (A garage building at the southeastern corner of the property has a separate entrance on Fayette Street.) The applicant has not indicated the daily volume of car washing anticipated, to allow determination of an appropriate length of the queuing lane, nor indicated a traffic flow pattern for the site. The applicant needs to provide a site plan showing where on the property the car wash would be located, appropriate designation of parking spaces for vehicles awaiting repair and employees parking, and location of the lane where cars awaiting washing would form a queue.

RECOMMENDATION
The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant providing a site plan for the proposed multiple uses of the property and obtaining approval of that site plan from the Site Plan Review Committee.

TJS/wya/mf

cc: Behrooz Jamshidi, Appellant

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