2011-503

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 / 4712 Erdman Avenue	DATE: December 12, 2011

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

REQUEST
The Department of Planning has received Sejdi Sinani's Board of Municipal and Zoning Appeals (BMZA) application to use the property as an automobile repair garage for servicing and repairing motor vehicles – including welding, cutting, and painting, and for motor vehicle sales. We understand that this appeal is scheduled for hearing on December 20, 2011.

SITE
4712 Erdman Avenue is located on the northeast side of the street, approximately 211'8" northwest of the intersection with Wright Avenue. This property measures approximately 100' by 150' and is currently improved with a one-story detached commercial building measuring approximately 60' by 65' located at the northwest corner of the property. 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 zoning district, motor vehicle sales are a permitted use (§6-406).

Comprehensive Planning: This property adjoins a major completed residential redevelopment area known as Orchard Ridge. It is important that the use of this property not create any adverse impact on that community. For this reason, the Department of Planning is recommending that the applicant be required to comply with certain conditions, as stated.

RECOMMENDATION
The Department of Planning recommends that approval of the appeal, if granted, be subject 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;
- The area used for temporary storing of vehicles awaiting repair 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.

Eastern

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cc: Sejdi Sinani, Appellant