


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 / 514 Harwood Avenue		

TO

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

DATE: January 31, 2013

REQUEST

The Department of Planning has received Calvin Cain's Board of Municipal and Zoning Appeals (BMZA) conditional use application to store a boat and trailer in the rear yard of the property. We understand that this appeal is scheduled for hearing on February 5, 2013.

SITE

514 Harwood Avenue is located on the north side of the street, approximately 170' east of the intersection with Ready Avenue. This property measures approximately 60' by 150' and is currently improved with a two-story detached residential building measuring approximately 21' by 48'. This site is zoned R-3.

ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-603).

Boats, trailers, etc.: parking or storage:

- (a) Required findings and conditions. For parking or storage of boats, boat trailers, travel trailers, recreational vehicles, or similar camping equipment, the Board must find, and require as conditions of approval, that:
- (1) at no time will this equipment be used for living or housekeeping purposes;
 - (2) the equipment will not have fixed connections to electricity, water, gas, or sanitary sewer facilities;
 - (3) except only as specified in subsection (b) of this section, if the equipment is parked or stored outside of a garage, it will be parked or stored to the rear of the front building line of the lot and located at least 3 feet from the side or rear lot lines;
 - (4) the equipment will be kept in good repair and carry a current year's license and registration; and
 - (5) the parking or storage is not of an unoccupied mobile home, being a movable or portable dwelling, constructed to be towed on its own chassis and connected to utilities and designed without a permanent foundation for year-round living, which is specifically prohibited.
- (b) Exception for loading and unloading. Notwithstanding subsection (a)(3) of this section, the equipment may be parked anywhere on the premises, for a period of not more than 48 hours, for loading or unloading purposes (§14-306).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant complying with the conditions stated in §14-306 above.

TJS/wya/mf

cc: Calvin Cain, Appellant

Northeast