

FROM

NAME &
TITLE

THOMAS J. STOSUR, DIRECTOR

AGENCY
NAME &
ADDRESSDEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR

SUBJECT

BMZA / 552 Chateau Avenue

CITY of
BALTIMORE
MEMO

TO

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

DATE: January 30, 2012

REQUEST

The Department of Planning has received Vincent Weeks' Board of Municipal and Zoning Appeals (BMZA) application to store a boat in the rear yard of the property. We understand that this appeal is scheduled for hearing on February 7, 2012.

SITE

552 Chateau Avenue is located on the north side of the street, approximately 15' east of the intersection with Govane Avenue. This property measures approximately 86'7" along Chateau Avenue by 85' and is currently improved with a two-story end-of-row residential building measuring approximately 20' by 32'. This site is zoned R-6 and is located within the York Road Corridor Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-903). This property is located at the eastern end of Chateau Avenue and has a large side and rear yard, with access across the eastern edge of the property connecting to Chateau Avenue.

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 has no objection to approval of the appeal with conditions cited.

TJS/wya/mf

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