

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 3909 Gwynns Falls Parkway

CITY of
BALTIMORE

MEMO



TO

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

DATE: February 4, 2016

REQUEST

The Department of Planning has received Walter Stone's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of JByrd LLC, to use a portion of the property for parking and storage of a fishing boat, boat trailer, and small hauling trailers. The Zoning Administrator has determined that this is a conditional use in a R-5 zoning district. We understand that this appeal is scheduled for hearing on February 9, 2016.

SITE

3909 Gwynns Falls Parkway (formerly also known as 3810 Windsor Mill Road) is located on the northeast corner of the intersection with Windsor Mill Road. This roughly triangular property contains approximately 1.02 acre and is currently improved with a two- and three-story detached multifamily residential building and a separate detached storage shed. This site is zoned R-5.

ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-803). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-5 General Residence District.

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).

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RECOMMENDATION

The Department of Planning has no objection to approval of this appeal subject to the conditions provided in §14-306 of the Zoning Code. The Department recommends that the Board condition its approval, if granted, on the applicant either providing additional storage shed space for as many of the trailers as possible, or providing an enclosure to screen them from view from both the Gwynns Falls Parkway and Windsor Mill Road.

TJS/wya/mf

cc: Walter Stone, Appellant