


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 East 25 th Street		

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

DATE: April 29, 2015

REQUEST

The Department of Planning has received Venel Aladin's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the property for used car sales, in conjunction with the existing automobile repair shop and garage. The Zoning Administrator has determined that this is a modification of a conditional use in a B-3 Zoning District. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

514 East 25th Street is located on the north side of the street, approximately 178'5" east of the intersection with Greenmount Avenue. This property measures approximately 36'5" along Greenmount Avenue by an average of 166' and contains approximately 0.120 acre, and is currently improved with a one-story semi-detached commercial building measuring approximately 25' by 26'. 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 ton capacity, are a conditional use, requiring approval by the Board (§6-408). The applicant is proposing to add motor vehicle sales, a use permitted in a B-3 Zoning District, to the existing conditional use of the property.

TransForm Baltimore: This property would become part of the C-4 District (Proposed Zoning Map Area 7-A) in which motor vehicle service and repair, with outdoor storage of vehicles, and motor vehicle dealerships – with outdoor display, would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal 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.

TJS/wya/mf

cc: Venel Aladin, Appellant

North