


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stale for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 6521 Belair Road		

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

DATE: June 18, 2010

REQUEST

The Department of Planning has received Zulfiqar Ahmed Ali's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the premises for storage, repair, and servicing of motor vehicles, including a vehicle inspection station in conjunction with existing motor vehicle sales. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

6521 Belair Road is located on the southeast corner of the intersection with Kenwood Avenue. This property measures approximately 87'6" fronting on Belair Road by 107' fronting on Kenwood Avenue and is currently improved with a one-story commercial building measuring approximately 32' by 35' located near the southern corner of the property. This site is zoned B-3-1.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1-1/2 tons capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408).

Comprehensive Planning: The property adjoins a residential neighborhood and on-site activities should be adequately screened from nearby residences by an opaque fence or a wall.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, if granted, be conditioned upon these requirements:

- That 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;
- An opaque fence or a wall at least 5' in height will be constructed and maintained along the eastern boundary of the property from Kenwood Avenue to the southern corner of the property near to the 10' alley running parallel to Kenwood and Kolb Avenues; and,
- That the applicant receive Site Plan Review Committee approval for this use at this site.

TJS/wya/mf

cc: Zulfiqar Ahmed Ali, Appellant