


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 / 1604 Malvern Street		

TO

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

DATE:

June 27, 2014

REQUEST

The Department of Planning has received Joaquin Hidalgo Ramirez's Board of Municipal and Zoning Appeals (BMZA) application to continue to park a travel trailer in the side yard of the property. The Zoning Administrator has determined that this is a conditional use in a R-3 Zoning District. We understand that this appeal is scheduled for hearing on July 1, 2014.

SITE

1604 Malvern Street is located on the west side of the street, approximately 74'3" south of the intersection with Hartwait Street. This property measures approximately 50' by 125' and is currently improved with a two-story detached residential building measuring approximately 30' by 40'. This site is zoned R-3.

ANALYSIS

Conditional Use: In this zoning district, travel trailers, recreational vehicles, and similar camping equipment: parking or storage, are a conditional use, requiring approval by the Board (§4-603). This property is currently authorized for use as a single-family detached dwelling.

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).

The applicant must agree to comply with these requirements for this application to be approved.

TransForm Baltimore: This property would remain part of a R-3 District (Proposed Zoning Map Area 12-B) in which additional accessory outdoor storage would be a conditional use (§15-510). The Board would determine if outdoor storage of a travel trailer would qualify for this.

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal subject to these conditions:

- at no time will this equipment be used for living or housekeeping purposes;
- the equipment will not have fixed connections to electricity, water, gas, or sanitary sewer facilities;
- 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;
- the equipment will be kept in good repair and carry a current year's license and registration; and
- 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.

TJS/wya/mf

cc: Joaquin Hidalgo Ramirez, Appellant