


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 / 3723 Belle Avenue		

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

DATE: July 23, 2015

REQUEST

The Department of Planning has received Trish Cash's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the property for a single-family dwelling and for parking and storage of trailers, a motor home, and a fishing boat in the rear of the property. The Zoning Administrator has determined that this is a conditional use in a R-2 zoning district. We understand that this appeal is scheduled for hearing on July 28, 2015.

SITE

3723 Belle Avenue is located on the south side of the street, approximately 192'1" east of the intersection with Ayrdale Avenue. This property measures approximately 50' by 153'2" and is currently improved with a three-story detached home. This site is zoned R-2 and is located within the Greater Northwest Community Coalition 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 (§4-803). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted 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).

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 3723 Belle Avenue

The property is large enough to accommodate the proposed conditional use beside the house.

TransForm Baltimore: This property would remain part of a R-2 District (Proposed Zoning Map Area 1-D) in which “additional accessory outdoor storage” would be a conditional use (§15-510).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to compliance with the requirements of §14-306 of the Zoning Code, as listed above.

TJS/wya/mf

cc: Trish Cash, Appellant