

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 / 2822 Edmondson Avenue		

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

DATE: August 6, 2010

REQUEST

The Department of Planning has received Joong Kim's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as an automobile repair garage, including for body and fender repairs. We understand that this appeal is scheduled for hearing on August 17, 2010.

SITE

2822 Edmondson Avenue is located on the northwest corner of the intersection with Franklinton Road. This property measures approximately 237' 11" along Edmondson Avenue by 137' 10" along Franklinton Road and is currently improved with a two- and three-story commercial-industrial building measuring approximately 127' by 97' attached to a two-story row building measuring approximately 15' by 97', leaving the entire frontage on Franklinton Road open. 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 1-1/2 tons capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408).

Land Use and Urban Design: The proposed use should be enclosed and under roof to the maximum possible extent. The Franklinton Road frontage of the property should not be used for access by customers due to the relatively narrow sidewalk there. The Edmondson Avenue frontage of the property has a wider sidewalk which affords greater sight distance and safety for turning vehicles. The applicant would need to modify the existing factory (bakery) building to provide a garage where the storage, repair and servicing of vehicles would occur, or alternatively construct a separate garage on the now-vacant corner triangle of land at Edmondson Avenue and Franklinton Road. For security reasons, the applicant may also need to provide outdoor lighting and fencing around the property.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the particular lay-out of the property is not readily amenable to the proposed use. If the Board decides to approve the application, this Department requests that approval be conditioned on these requirements:

- 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; and,

- The applicant obtain Site Plan Review Committee approval of the improvement or conversion of the property for parking and for staging of vehicle repairs, including reconstruction of curbing along the Franklinton Road frontage of the property in order to limit vehicular access to the repair garage to its Edmondson Avenue frontage.

TJS/wya/mf

cc: Joong Kim, Appellant