


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 / 2808 Pinewood Avenue		

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

DATE: September 3, 2015

REQUEST

The Department of Planning has received Sharon Baker's Board of Municipal and Zoning Appeals (BMZA) application to use the rear portion of the property to store a 14' long Air-Stream Tag-along trailer. 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 September 8, 2015.

SITE

2808 Pinewood Avenue is located on the north side of the street, approximately 300' southeast of the intersection with Old Harford Road. This property measures approximately 50' by 140' and is currently improved with a two-story detached residential building measuring approximately 28' by 32'. 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). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-3 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).

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TransForm Baltimore: This property would remain part of a R-3 District (Proposed Zoning Map Area 4-A) in which storage of recreational vehicles would be permitted uses provided that they complied with storage requirements (§16-801 and 16-802).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that parking and storage of the travel trailer complies with the requirements of §14-306 of the Zoning Code.

TJS/wya/mf

cc: Sharon Baker, Appellant