

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 6600 Moravia Park Drive

CITY of
BALTIMORE
MEMO



TO

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

DATE: November 13, 2015

REQUEST

The Department of Planning has received James Evans' Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the warehouse for sale of used cars, by adding sales of automobiles with State inspection to an existing automobile repair and customization garage. The Zoning Administrator has determined that this is prohibited as a principal use in a M-2 zoning district. We understand that this appeal is scheduled for hearing on November 17, 2015.

SITE

6600 Moravia Park Drive is located on the northeast corner of the intersection with Supply Avenue. This property measures approximately 241'4" by 400' and contains approximately 2.216 acres, and is currently improved with a one-story detached commercial-industrial building measuring approximately 200' by 322'. This site is zoned M-2-1.

ANALYSIS

Use: In this zoning district, motor vehicles: sales, is not listed as a permitted or conditional use, and so is not allowed (§7-306 to §7-309). In this case, the property was last authorized for use as warehousing, which is a permitted use in this M-2 Industrial District. Garages for storage, repair, and servicing of motor vehicles are also permitted in this district (§7-306). The proposed additional uses would thus need to be accessory to this permitted principal use in order to be approvable.

Land Use and Urban Design: The applicant should provide the Board a floor plan for the entire structure showing the portion to be used for the repair garage, the portion to be used as a State inspection station, and the portion to be used for interior display of used vehicles offered for sale, in order to demonstrate that used car sales would be accessory to the principal use as a garage for storage, repair, and servicing of motor vehicles. The applicant should provide a site plan showing the location of any exterior display area for used vehicles being offered for sale, to demonstrate that parking of such vehicles would not impede other vehicular circulation on the property. The applicant should also be limited to displaying not more than six vehicles outside the structure at any given time, consistent with restrictions established by the Board in similar approvals of applications to use other M-zoned properties for sales of used motor vehicles accessory to a repair garage.

TransForm Baltimore: This property would become part of an I-1 District (Proposed Zoning Map Area 8-B) in which motor vehicle service and repair would be permitted, and motor vehicle dealerships would be prohibited uses (Table 11-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions in addition to any conditions which the Board may establish:

- 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;
- A maximum of six (6) vehicles being offered for sale may be displayed outside the existing structure on the property;
- All work must be performed indoors;
- All materials, parts and equipment related to this use will be stored indoors;
- Any outside area used for temporary storing of vehicles not being offered for sale will be adequately screened by an opaque fence or wall; and,
- If a dumpster is used to collect waste and trash related to this use, the dumpster will be placed either inside the existing building or within a masonry enclosure having a solid lockable wooden gate.

TJS/wya/mf

cc: James Evans, Appellant