


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 2930 James Street		

TO

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

DATE: August 31, 2015

**REQUEST**

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Showalter Holdings LLC, to use the premises for motor vehicle (automobile) recycling accessory to the existing automobile repair garage. The Zoning Administrator has determined that this is a conditional use in a M-2 zoning district. We understand that this appeal is scheduled for hearing on September 8, 2015.

**SITE**

2930 James Street is located on the southwest corner of the intersection with Inverness Avenue. This property measures approximately 197' along James Street by 193'3" along Inverness Avenue and contains approximately 0.779 acre, and is currently improved with a one-story detached commercial building measuring approximately 80' by 102'. This site is zoned M-2-1 and is located within the Caton/ 95 Urban Renewal Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, recyclable materials recovery facilities, with outdoor storage of materials – but only if the facility is effectively screened by a durable fence or landscaping, are a conditional use, requiring approval by the Board (§7-307). In this case, the property was last authorized for use as a garage for storage, repair, and servicing of motor vehicles over 1½ tons, which is a permitted use in this M-2 Industrial District.

Urban Renewal Plan: This property is located in the Caton/ 95 Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

TransForm Baltimore: This property would become part of a I-1 District (Proposed Zoning Map Area 10-A) in which materials recovery facilities would be prohibited uses (Table 11-301).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal subject to these conditions:

- 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 outside of the structures on the property;
- There will be no transport of vehicles or materials to be recycled, or of recycled materials, through residential areas, or operational conflict with adjacent businesses;
- All work must be performed indoors;
- All materials, parts and equipment related to this use will be stored indoors;
- The area used for temporary storing of vehicles to be repaired will be adequately screened by an opaque fence or wall; and,

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- 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: Nathaniel Greene, Appellant