2010-434

TJS

FROM		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE **MEMO**
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR	
SUBJECT	BMZA / 2213 Reisterstown Road	DATE: November 15, 2010

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

REQUEST
The Department of Planning has received Ola Aranmolate's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a garage for storage and repair of motor vehicles – not including body repair or painting, and for automobile detailing, sales and installation of automobile accessories, and an automobile tag and title service office. We understand that this appeal is scheduled for hearing on November 23, 2010.

SITE
2213 Reisterstown Road is located on the east side of the street, approximately 60' north of the intersection with Fulton Avenue. This property measures approximately 50' by 150' and is currently improved with a one- and two-story commercial building covering the entire lot. This site is zoned B-3-2.

ANALYSIS
Use: In this zoning district, automobile accessory stores – including repair and installation services, and offices: business, governmental, and professional, are listed as permitted uses, and so are allowed (§6-406). In this case, the property was last authorized for use as an automobile accessory store, which is a permitted use in this B-3 Community Commercial District.

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, and garages, other than accessory, for storage, repair, and servicing of motor vehicles over 1-1/2 tons capacity – not including body repair, painting, and engine rebuilding, are conditional uses, requiring approval by the Board (§6-408).

RECOMMENDATION
The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Ola Aranmolate, Appellant

Western