

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 / 2903 East Northern Parkway		

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

DATE: November 9, 2011

REQUEST

The Department of Planning has received Charisse Roberson's Board of Municipal and Zoning Appeals (BMZA) application to store a boat and trailer in the rear yard of residential property. We understand that this appeal is scheduled for hearing on December 6, 2011.

SITE

2903 East Northern Parkway is located on the south side of the street, approximately 50'4" east of the intersection with Elsrode Avenue. This property measures approximately 50'4" by 117'5" and is currently improved with a two-story-plus-attic detached residential building measuring approximately 28' by 32'. This site is zoned R-3.

ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, is a conditional use, requiring approval by the Board (§4-603). The applicant proposes to store a boat and trailer in the rear yard, separated from property to the south by a 12½ feet wide alley.

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).

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal subject to the conditions stated above.

TJS/wya/mf

Northeast

cc: Charisse Roberson, Appellant