

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 / 3125 Frederick Avenue		

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 Mark Rothenhoefer's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as an automobile repair garage. We understand that this appeal is scheduled for hearing on December 6, 2011.

SITE

3125 Frederick Avenue is located on the south side of the street, approximately 193' west of the intersection with Wellesley (or Wellsley) Street. This irregularly-shaped property measures approximately 40' along Frederick Avenue by 246' deep and contains approximately 0.523 acre, and is currently improved with a one-story detached commercial building containing five automobile service bays. This site is zoned B-3-2.

ANALYSIS

Conditional Use: In this zoning district, garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – including body repair, painting, and engine rebuilding, are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as an automobile accessory store – including repair and installation services, which is a permitted use in this B-3 Community Commercial District.

RECOMMENDATION

The Department of Planning recommends approval of the 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 on the property;
- 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 will be adequately screened by an opaque fence or wall on the southern or rear lot line of this property; 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: Mark Rothenhoefer, Appellant