



1720 Frederick Avenue

7/22/2020

1700 Block of Frederick – Commercial Past



Who is Donald B. Rice Tire Co., Inc?

Services include:

Wheel Alignment

Automotive Brake Repair &
Service

Preventative Maintenance &
Repair

Oil and Filter Service

Auto Repair

Towing

<https://ricetire.com/>



In Business Since 1956

Rice Tire Co Ownership & Management Team

Donald B Rice



RICE TIRE CO EXECUTIVE TEAM



2008 Zoning of 1720 Frederick & Surroundings

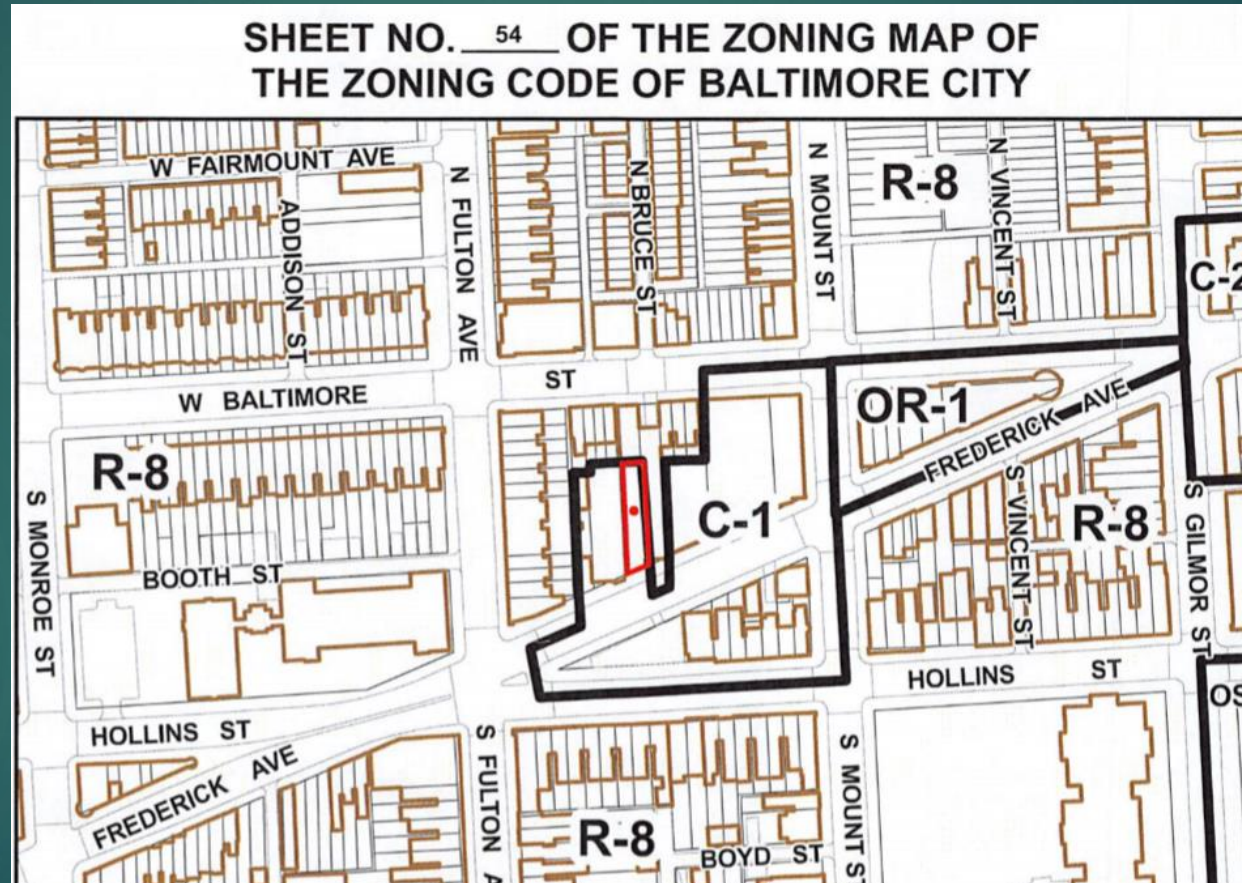


Correspondence from Councilman Pete Welch

<u>Proposed Zoning Map Changes - District 9 Baltimore City</u>			
<u>Street Address</u>	<u>Original Zoning (Old System)</u>	<u>Planning Proposal</u>	<u>Subject Change</u>
- 1001-13 West Baltimore St.1/	B-2-3	C-1	C-2
- 1600 and 1700 Blocks West Baltimore Street2/	B-3-2	R-10	B-2
- 1714/16 1718 1720 1722 1724 1726 Frederick Avenue3/	B-3-2	C-1	C-2
- 2140 Edmondston Avenue (aka 2205 West Lanvale Street)4/	M-1	C-1	I-MU
- Block 2100 Edmondson Avenue4/	M-1	C-1	I-MU
- 2037 West Lexington Street5/	M-1	R-7	C-2
- Auto Repairs	M-1	R-7	C-2
- 2032 W Lexington Street	M-1	R-7	C-2
- Auto Body Shop	M-1	R-7	C-2
- 2100 W Lexington Street	M-1	R-7	C-2
- Auto Repairs	M-1	R-7	C-2
- 2101 W Lexington Street	M-1	R-7	C-2
- Liquor Store			

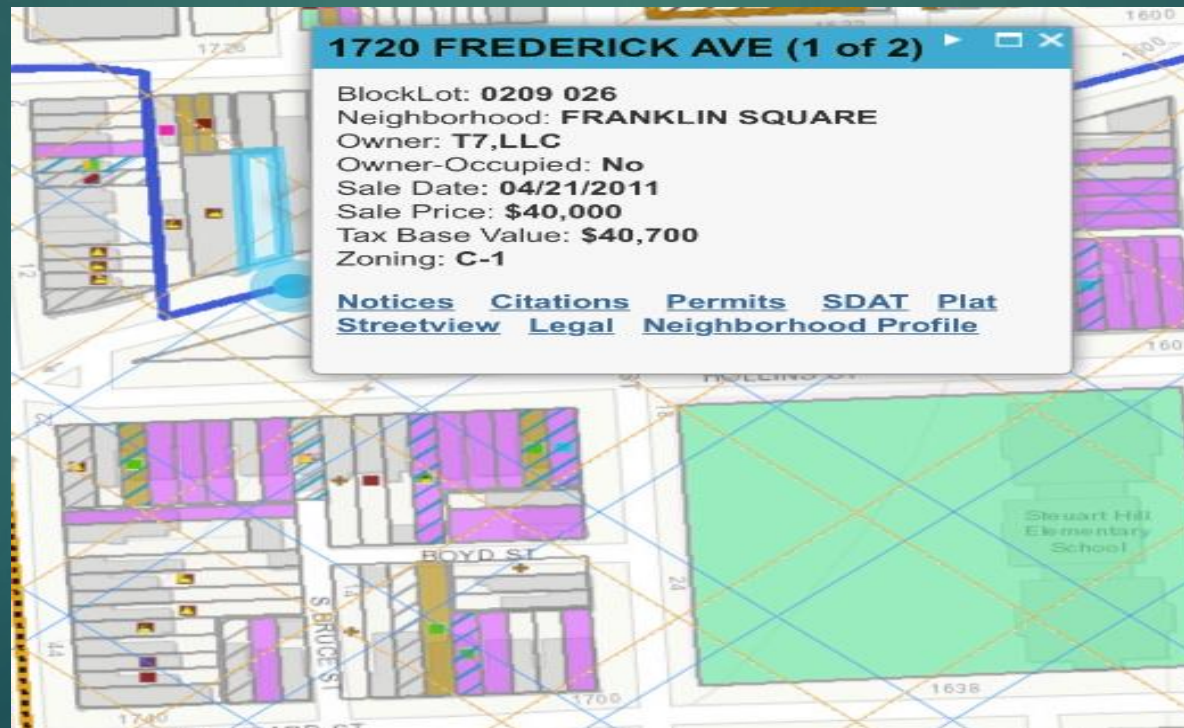
1. C-2 zoning would allow us to more beneficially develop this vacant lot to piggyback upon the development transition out of the Bio Park. The ability to develop the lot as a matter of right is very important given the meanness of Union Square and Hollins Round House, I do not want to be going hat in hand to these cut throats.
2. The Planning Department agrees that they made a mistake to classify these 2 blocks as Residential zoning, they are suggesting C-1, I think C-2 is more commensurate to the existing B-3-2 Zoning which allows things such as automotive as a matter of right.
3. C-1 zoning will not allow automotive, C-2 is commensurate to the existing B-3-2 zoning.
4. The planning department agrees that they made a mistake and that C-1 zoning is in-appropriate for these industrially zoned properties. I-MU would be more appropriate.
5. These properties are mostly automotive businesses and a "R" zoning is out of place and would displace them and deny them a matter of

Current Zoning



Zoning Hearing 5/7/2020

- ▶ Commission acknowledged current C-1 zoning is a mistake
- ▶ Commission unanimously voted with one dissenting opinion to change zoning to C-2
- ▶ Zoning Change is backed by Councilman Bullock
- ▶ Zoning Change is backed by Franklin Square



Union Square Feature



UNION SQUARE BUSINESS PROFILE: B-MORE CUSTOMS AUTO REPAIR AND MCCRAY'S AUTOBODY



11 years providing complete auto services. B-More Customs Auto Repair provides traditional mechanic services and McCray's Autobody provides complete autobody and detailing services. "On numerous occasions, both Mr. Felder and Mr. McCray have saved me when my tires have gone flat or my check engine light comes on. All it takes is a drive around the corner and they will diagnose the problem, give an estimate, and repair my car quickly," says twelve-year Union

The Union Square Association would like to feature two auto mechanic shops located at 1706 and 1710 Frederick Ave. in Union Square. Working as partners, Chuck Felder of B-More Customs and Herman McCray of McCray's Autobody have been in this West Baltimore location for the past

Square neighbor John McDade.

As long-time businessmen in Union Square, they realize the importance of partnering with the neighborhood. This was especially true back in the summer of '12, when a vandal spray painted over 30 cars on the 1600-1700 blocks of Hollins Street. The next day Mr. McCray went down the blocks helping affected neighbors by removing the graffiti. This act of good faith is a perfect example of why Union Square would like to spotlight B-More Customs and McCray Autobody as our Businesses of the Month for July.

Both shops maintain hours from 10:00 to 5:00 Monday through Saturday and welcome walk-ins or pre-arranged services. They are both registered, in commercially zoned areas, and welcome an opportunity to be of service to Union Square.

B-MORE CUSTOMS
1710 Frederick Street
Baltimore, 21223
443-277-6115

MCCRAY AUTOBODY
1710 Frederick Street
Baltimore, 21223
410-233-3300

What Is Missing From the Story?

- ▶ Bob's Auto Body Shop (Located at 1720 Frederick Ave) and the Featured Body Shop (McCray's Auto Body) are a father & son team



- ▶ Current zoning makes all automotive operations servicing the community out of code, and hence needs to be rectified.

Back Story- How Did We Get Here?



Small Business Failure Statistics & COVID-19

Before COVID-19

- ▶ Only 78.5% of small businesses survive their first year.
- ▶ Business owners under 30 years of age are more likely to fail.
- ▶ (42%) of small businesses shut down because there was no market need for their products or services

After COVID-19

Unemployment rose higher in three months of COVID-19 than it did in two years of the Great Recession

BY RAKESH KOCHHAR

