1720 Frederick Avenue

7/22/2020

1700 Block of Frederick – Commercial Past



State Tax Records for 1720 Frederick

Owner Name:				T7 LLC				Use:			ERCIAL	
Mailing Address:									Principal Residence: Deed Reference:		NO /13447	0371
Location & Structure Information												
Premises Address:					1720 FREDERICK AVE BALTIMORE 21223-2302			Legal Description:			24-3X124	
Мар:	Grid:	Parcel:	Neighborhood:		Subdivision:		Section:	Block:	Lot:	Assessment Year:		Plat No:
0019	0000	0000	19000.03		0000		07	0209	026	2018		Plat Ref:
Town: None	9											
Primary Structure Built Above Grade Livi				Living Area	ving Area Finished Basement Area			Property Land Area			County Use	
1920			2,760 SF							2,920 SF		46200
Stories	Basement	t	Туре		Exterior	Quality	Full/Half Ba	th	Garage	Last Notice of Major I	mprovements	
			STORAGE WAREHOUSE		1	C3						
	Value Information											
	Base Value			Valu	Value Phase-in Assessments			Assessments				
						As c	of		As of		As of	
						01/0	1/2018		07/01/2019	9	07/01/2020	
Land:				23,300		23,3						
Improveme	ents			16,700		17,4						
Total:				40,000		40,7	00		40,467		40,700	
Preferentia	I Land:			0							0	
Transfer Information												
Seller: REAVES JR, JAMES G				Date: 04	Date: 04/21/2011					\$40,000		
Type: ARMS LENGTH IMPROVED					Deed1: FMC /13447/ 0371					Deed2:		
Seller: DONALD B RICE TIRE CO., INC.				Date: 04	Date: 04/21/2011					Price: \$30,000 tivate Windows		
Type: ARMS LENGTH IMPROVED					Deed1: FMC /13447/ 0365					Deed	2: Go to Sett	ings to activate Wi

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

<u>https://ricetire.co</u> <u>m/</u>



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

Proposed Zoning Map Changes - Di	strict 9 Balti	more City	
Street_Address	Original Zoning (Old System)	Planning Proposal	693ş‡y ≱ien Change
- 1001-13 West Baltimore St. ^{1/}	B-2-3	C-1	C-2
- 1600 and 1700 Blocks West Baltimore Street ² /	B-3-2	R-10	B-2
- 1714/16 1718 1720 1722 1724 1726 Frederick Avenue ³ /	B-3-2	C-1	C-2
- 2140 Edmondston Avenue (<u>aka 2205</u> <u>West Lanvale Street</u>)4/	M-1	C-1	I-MU
- Block 2100 Edmondson Avenue4/	M-1	C-1	I-MU
 2037 West Lexington Street5/ Auto Repairs 	M-1	R-7	C-2
- 2032 W Lexington Street	M-1	R-7	C-2
- 2100 W Lexington Street	M-1	R-7	C-2
 2032 W Lexington Street Auto Body Shop 2100 W Lexington Street Auto Repairs 2101 W Lexington Street Liquor Store 	M-1	R-7	C-2

 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 meaness of Union Square and Hollins Round House, I do not want to be going hat in hand to these cut throats.

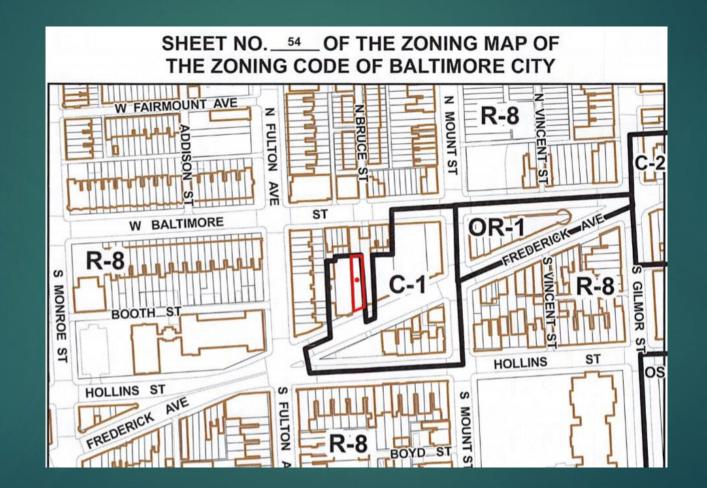
2. The Planning Department agrees that they made a mistake to classify these 2 blocks as Residential zoning, they are suggesting C-1, I think C-2 is more commensurate to the existing B-3-2 Zoning Which allows things such as automotive as a matter of right.

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 denv 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

1200	1720 FREDERICK AVE (1 of 2)	1600
	BlockLot: 0209 026 Neighborhood: FRANKLIN SQUARE Owner: T7,LLC Owner-Occupied: No Sale Date: 04/21/2011 Sale Price: \$40,000 Tax Base Value: \$40,700 Zoning: C-1 Notices Citations Permits SDAT Plat Streetview Legal Neighborhood Profile	
	BOYD ST BOYD ST Control of the state of the	atary

Union Square Feature



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



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 Mc-Cray's Autobody have been in this West Baltimore location for the past

11 years providing complete auto services. B-More Customs Auto Repair provides traditional mechanic services and Mc-Cray'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 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

