


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 / 2818 East Monument Street		

TO

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

DATE: January 3, 2013

REQUEST

The Department of Planning has received Demetrios Karvounis' Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a variety store. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

2818 East Monument Street is located on the northwest corner of the intersection with Streeper Street. This property measures approximately 13'2" by 70' and is currently improved with a two-story end-of-row residential mixed-use building with a one-story rear addition together covering the entire lot. This site is zoned R-8 and is located within the East Monument National Register Historic District.

ANALYSIS

Use: In this zoning district, variety stores are not listed as a permitted or conditional use, and so are not allowed (§4-1101 to §4-1104). In this case, the property was last authorized for use as a beauty shop, which is a nonconforming use in this R-8 General Residence District, and a dwelling.

Change in Nonconforming Use: In accordance with Subtitle 7 {"Modifications and Continuances by Board"} of this title, the Board may authorize a Class III nonconforming use in a Residence or Office-Residence District to be changed to a use permitted in a B-1 District (§13-405.b). A variety store is listed as a permitted use in the B-1 District, and so is eligible for a change in nonconforming use (§6-206).

TransForm Baltimore: In the proposed new zoning code for Baltimore, this property, as a street-corner structure, would be eligible for consideration for conditional use approval of a neighborhood commercial establishment (§1-310 (I) and §14-328 and Table 9-301). On Proposed Zoning Map Area 7-D this property and its surrounding area would remain in a R-8 District.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Demetrios Karvounis, Appellant