


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 / 1617 West Baltimore Street		

TO

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

DATE: October 9, 2012

REQUEST

The Department of Planning has received Andrew Thoms' Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a tattoo shop. We understand that this appeal is scheduled for hearing on October 16, 2012.

SITE

1617 West Baltimore Street is located on the south side of the street, approximately 29'6" east of the intersection with Mount Street. This property measures approximately 14'6" by 83' and is currently improved with a three-story attached residential mixed-use building measuring approximately 14'6" by 36'. This site is zoned B-3-2 and is located within the Franklin Square Urban Renewal Plan area and the Union Square Historic District.

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408). The property is currently listed as having a dwelling unit, and the last non-residential use was an office.

Urban Renewal Plan: This property is located in the Franklin Square Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Historic District: The subject property is located within the Union Square District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Andrew Thoms, Appellant

French, Martin

From: Flickinger, Brenton
Sent: Tuesday, October 02, 2012 9:42 AM
To: French, Martin
Subject: RE: BMZA appela no. 2012-332 for 1617 West Baltimore Street

This is fine, Martin.

Brent Flickinger

Southern District Planner - Comprehensive Planning

Baltimore City Department of Planning

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From: French, Martin
Sent: Monday, October 01, 2012 1:54 PM
To: Flickinger, Brenton
Subject: BMZA appela no. 2012-332 for 1617 West Baltimore Street

Brent,

Please review and comment on this draft memo (missing dimension to be added later). Martin.