


TJS

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 / 877 North Howard Street		

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

DATE: March 31, 2015

REQUEST

The Department of Planning has received James Joseph's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises for a tattoo parlor and body piercings. The Zoning Administrator has determined that this is a conditional use in a B-5 Zoning District. We understand that this appeal is scheduled for hearing on April 7, 2015.

SITE

877 North Howard Street is located on the east side of the street, approximately 260' south of the intersection with Read Street. This property measures approximately 17'6" by 120' and is currently improved with a three-story attached residential mixed-use building measuring approximately 17'6" by 72'. This site is zoned B-5-1 and is located within the Mount Vernon Urban Renewal Plan area and in the Mount Vernon Historic District, where it forms part of "Antiques Row".

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-608). In this case, the property was last authorized for use as a second hand store, which is a permitted use in this B-5 Central Commercial District.

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

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 7-C) in which Body Art Establishments would be conditional uses (Table 10-301). "Body art establishment" includes body piercing, nonmedical body modification, or tattooing services (§1-303 (J)).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that any exterior additions, alterations, or modifications to the storefront or its signage be constructed or installed in accordance with a Notice To Proceed issued by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: James Joseph, Appellant