


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 / 3005 (3003-3013) Montebello Terrace		

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

DATE: April 15, 2014

REQUEST

The Department of Planning has received Len Louthan's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use a portion of the premises known as 3005 Montebello Terrace for artisans' and craft work (a craft distillery). The Zoning Administrator has determined that this may be a permitted use in a B-3 District. We understand that this appeal is scheduled for hearing on April 22, 2014.

SITE

3003-3013 Montebello Terrace is located on the southeast corner of the intersection with Richard Avenue. This property measures approximately 140'6" by 116' and contains approximately 0.376 acre, and is currently improved with a one-story detached commercial building measuring approximately 140' by 88'. This site is zoned B-3-2 and is located within the Lauraville Business District Urban Renewal Plan area and the Arcadia – Beverly Hills National Register Historic District.

ANALYSIS

Use: In this zoning district, artisans' and craft work are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use for offices and warehousing, which are also permitted uses in this B-3 Community Commercial District. The applicant is proposing to use a portion of the premises for a small-batch craft distillery. The applicant met with Planning staff to discuss this proposal and has provided a written description of the hand-making steps involved in producing small batches of distilled spirits. The relatively limited production level will be associated with similarly limited demand for trucking of supplies or product, and limited demand for parking on site (the lot has parking spaces in front of the existing structure).

Urban Renewal Plan: This property is located in the Lauraville Business District Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. The Land Use Plan map (Exhibit 1 of the Plan) designates this property as part of a Commercial Center area.

TransForm Baltimore: This property would become part of a I-MU (Industrial Mixed-Use) District (Proposed Zoning Map Area 4-C) in which Wholesale Goods Establishments would be permitted uses (Table 11-301). "Wholesale goods establishment" includes selling merchandise to other wholesalers (as in this proposal, in which the spirits produced would be sold as required by State law to a distributor) (§1-313 (W)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Len Louthan, Appellant