


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 / 6014 Eastern Avenue		

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

DATE: May 14, 2010

REQUEST

The Department of Planning has received Michael Gibson's Board of Municipal and Zoning Appeals (BMZA) application to use the basement, a vacant store area, as a tattoo parlor. We understand that this appeal is scheduled for hearing on May 25, 2010.

SITE

6014 Eastern Avenue is located on the north side of the street, approximately 72' west of the intersection with Drew Street. This property measures approximately 16' by 132' and is currently improved with a two-story row-house building measuring approximately 16' by 52'. This site is zoned B-3-2 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408).

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). In this zoning district, business and commercial establishments not otherwise provided for in this section require one off-street parking space per 800 square feet of floor area in excess of 4,000 square feet (§10-405.17.ii). For this use which will occupy less than 800 square feet, no parking spaces are required.

Comprehensive Planning: The SEND Strategic Neighborhood Action Plan recommends increasing the variety of neighborhood retail uses, and encouraging businesses along major thoroughfares to improve their sites, façades, and landscaping. Because the basement of the building where this use is proposed is along a major thoroughfare and under a front porch but also has a sidewalk-level entryway, any commercial occupant should use signs and exterior lighting which are appropriate to the neighborhood.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/wya/mf

cc: Michael Gibson, Appellant