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| 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 / 2 and 4 West 21 st Street | | |

TO

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

DATE: July 23, 2015

REQUEST

The Department of Planning has received Catrina Friday's Board of Municipal and Zoning Appeals (BMZA) application to use the portion of the premises known as 4 West 21st Street as a tobacco shop and hookah lounge. The Zoning Administrator has determined that approval requires approval of an accessory use. We understand that this appeal is scheduled for hearing on July 28, 2015.

SITE

2 and 4 West 21st Street is located on the northwest corner of the intersection with Charles Street, and extends along 21st Street to Morton Street. This property measures approximately 150' by 22' and is currently improved with a three-story semi-detached building. This site is zoned B-2-3 and is located within the Charles North Urban Renewal Plan area and the Old Goucher College National Register Historic District.

ANALYSIS

Use: In this zoning district, tobacco shops are a permitted use; hookah lounges are not listed as a permitted or conditional use, and so are not allowed (§6-306 to §6-309). In this case, the property was last authorized for use as a retail sales establishment.

Urban Renewal Plan: This property is located in the Charles North Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. All new signage associated with the proposed use will require design approval to ensure that it is compatible with the design standards in the Plan.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-A) in which Retail Goods Establishments and Personal Services Establishments would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal if the hookah lounge would be accessory to principal use of the premises as a tobacco shop.

TJS/wya/mf

cc: Catrina Friday, Appellant