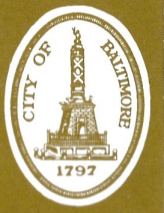


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 2 South Monroe Street		

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

DATE: August 6, 2010

REQUEST

The Department of Planning has received Michael Hall's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a beauty salon, with two dwelling units on the upper two floors. We understand that this appeal is scheduled for hearing on August 17, 2010.

SITE

2 South Monroe Street is located on the northwest corner of the intersection with Booth Street. This property measures approximately 31' by 46' and is currently improved with a three-story detached building measuring approximately 28' by 46'. This site is zoned R-8.

ANALYSIS

Use: In this zoning district, beauty shops are not listed as a permitted or conditional use, and so are not allowed (§4-1101 to §4-1104). In this case, the property was last authorized for use as an office, which is a nonconforming use in this R-8 General Residence District.

Change in Nonconforming Use: In accordance with Subtitle 7 {"Modifications and Continuances by Board"} of this title, the Board may authorize a Class III nonconforming use in a Residence or Office-Residence District to be changed to a use permitted in a B-1 District (§13-405.b). A beauty shop is listed as a permitted use in the B-1 District, and so is eligible for a change in nonconforming use (§6-206).

Off-Street Parking: In this zoning district, multiple-family dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required; none are or can be provided. As the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Michael Hall, Appellant