


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1041-1043 Hillen Street		

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

DATE: August 14, 2015

### REQUEST

The Department of Planning has received McAnthony Thompson, Jr.'s Board of Municipal and Zoning Appeals (BMZA) application to use the second floor of the premises as a tattoo studio with accessory sales. The Zoning Administrator has determined that this is a conditional use in a B-3 zoning district. We understand that this appeal is scheduled for hearing on August 25, 2015.

### SITE

1041-1043 Hillen Street is located on the southeast corner of the intersection with East Street. This property measures approximately 18' by 80'6" and is currently improved with a three-story semi-detached commercial building made by combining two structures measuring approximately 18' by 51' and 18' by 46'. This site is zoned B-3-2 and is located within the Oldtown Urban Renewal Plan area.

### ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as a restaurant, which is a permitted use in this B-3 Community Commercial District.

Urban Renewal Plan: This property is located in the Oldtown Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. This premises was classified as a "Noncomplying structure" occupied by a dwelling and a restaurant by the URP (Appendix B).

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 7-C) in which Personal Services Establishments would be permitted uses (Table 10-301). "Personal services establishment" means "an establishment that provides recurrent needed services of a personal nature" and includes beauty shops, barbershops, and tanning salons (§1-311 (O)).

### RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: McAnthony Thompson, Jr., Appellant