


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 / 711 West 40 th Street (the Rotunda)		

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

DATE: June 21, 2012

REQUEST

The Department of Planning has received Ira Miller's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Grande Rotunda LLC to use the first-floor portion of the premises known as Space 119 for an amusement arcade with 25 machines. We understand that this appeal is scheduled for hearing on July 10, 2012.

SITE

711 West 40th Street is located on the southeast corner of the intersection with Elm Avenue. This property measures approximately 529'9" by 951'4" and contains approximately 11.552 acres, and is currently improved with a four-story commercial building known as the Rotunda. This site is zoned B-2-2.

ANALYSIS

Amusement arcade: "Amusement arcade" means a building in which 6 or more amusement devices are maintained (§1-109). No more than five amusement devices may be used in combination with certain other uses as an accessory use in the B-1 through the B-5 and the M-1 through the M-3 Districts (§6-207 and §7-209).

Conditional Use: In this zoning district, amusement arcades located in shopping centers or commercial recreation centers (greater than 20,000 square feet in area) are a conditional use, requiring approval by the Board (§6-308). The location of the proposed arcade would be in a relatively inconspicuous section of the first floor of the existing building.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Ira Miller, Appellant