


FROM	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 / 3201-3207 Noble Street		

TO

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

DATE: September 8, 2014

**REQUEST**

The Department of Planning has received Anthony Chestnut's Board of Municipal and Zoning Appeals (BMZA) application to use the portion of the premises known as 3201 Noble Street as a tattoo shop (parlor) with piercing services and sales of clothing, jewelry, and artwork. 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 September 9, 2014.

**SITE**

3201-3207 Noble Street is located on the south side of the street, approximately 80' east of the intersection with East Avenue. This property measures approximately 49'6" by 65' and is currently improved with a two-story semi-detached commercial building covering the entire lot. This site is zoned B-3-2 and is located within the Patterson Park – Highlandtown National Register Historic District.

**ANALYSIS**

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408). The other uses proposed for this property are uses permitted in this B-3 zone. In this case, the property was last authorized for use as a contractor's and construction shop, which is a permitted use in this B-3 Community Commercial District.

TransForm Baltimore: This property would become part of a I-MU District (Proposed Zoning Map Area 8-C) in which art galleries, arts studios, personal services establishments, and retail goods establishments would be permitted uses (Table 11-301). A "Personal services establishment" provides "recurrent needed services of a personal nature" (§1-311 (O)).

**RECOMMENDATION**

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Anthony Chestnut, Appellant