

TJS

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 / 1023 West 36 th Street		

TO

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

DATE: October 21, 2009

REQUEST

The Department of Planning has received Evangelos Ioannou's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the 1st and 2nd floors for a bar/ tavern and to include live entertainment and dancing on the 2nd floor. We understand that this appeal is scheduled for hearing on October 27, 2009.

SITE

1023 West 36th Street is located on the south side of the street, approximately 60' east of the intersection with Hickory Avenue. This property measures approximately 15' by 100' and is currently improved with a two-story building measuring approximately 15' by 85'. This site is zoned B-2-2 and is located within the Hampden Business Urban Renewal Plan area.

ANALYSIS

Use: Any use that is not expressly allowed in a district is prohibited (§3-106). In this zoning district, taverns – including live entertainment and dancing, 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 tavern without live entertainment and dancing, which is a permitted use in this B-2 Community Business District.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt/mf

cc: Evangelos Ioannou, Appellant