

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 / 3430 Eastern Avenue		

TO

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

DATE: November 7, 2013

**REQUEST**

The Department of Planning has received Allan Qadir's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use the basement portion of the premises as a billiard parlor with 4 or 5 tables. The Zoning Administrator has determined that this is a conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on November 12, 2013.

**SITE**

3430 Eastern Avenue is located on the north side of the street, approximately 179' west of the intersection with Conkling Street. This property measures approximately 28' by 142' and is currently improved with a four-story attached commercial building covering the entire lot. This site is zoned B-2-3 and is located within the Highlandtown Business Area Urban Renewal Plan area and the Patterson Park – Highlandtown National Register Historic District.

**ANALYSIS**

Conditional Use: In this zoning district, pool halls and billiard parlors are a conditional use, requiring approval by the Board (§6-308). In this case, the property was last authorized for use as a furniture store, which is a permitted use in this B-2 Community Business District.

Urban Renewal Plan: This property is located in the Highlandtown Business Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 8-C) in which retail goods establishments and personal services establishments would be permitted uses, but indoor recreation establishments would be a prohibited use (Table 10-301). "Recreation: indoor" includes pool halls and similar facilities (§1-312 (G)).

**RECOMMENDATION**

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Allan Qadir, Appellant