

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 / 111 West Centre Street		

TO

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

DATE: November 19, 2012

**REQUEST**

The Department of Planning has received Donna King's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Rajah Anandarajah, to add prepared food delivery service to an existing restaurant. We understand that this appeal is scheduled for hearing on November 27, 2012.

**SITE**

111 West Centre Street is located on the southeast corner of the intersection with Park Avenue. This property measures approximately 150' by 50' and is currently improved with a 19-story residential mixed-use building covering the entire lot. This site is zoned B-4-2 and is located within the Market Center Urban Renewal Plan area and the Mount Vernon Historic District.

**ANALYSIS**

Conditional Use: In this zoning district, prepared food delivery services – including any operated as an accessory use by a restaurant, are a conditional use, requiring approval by the Board (§6-508). This property is already used as a restaurant, in addition to dwellings, both of which are permitted uses in this B-4 Central Business District. There is a parking facility built into the street and basement levels of the structure, with access via Ploy Street.

Historic District: The subject property is located within the Mount Vernon District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project if there will be any new (replacement or added) signs on the outside of the building or in the restaurant windows.

**RECOMMENDATION**

The Department of Planning has no objection to this appeal. If the appeal is approved by the Board, approval should be made subject to the requirement that the applicant obtain a Notice To Proceed from the Commission for Historical and Architectural Preservation for any exterior alterations or modifications to the existing structure in which the restaurant is now located if they are related to addition of food delivery service to the restaurant.

TJS/wya/mf

cc: Donna King, Appellant

Central