


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 / 807 West 36 th Street		

TO

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

DATE: March 20, 2015

REQUEST

The Department of Planning has received Scott Ryan's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Baltimore Chef Shop LLC, to use the first floor and basement of the premises as a teaching kitchen for culinary classes, with the basement used only for storage and preparation. The Zoning Administrator has determined that this is a conditional use in a B-1 Zoning District. We understand that this appeal is scheduled for hearing on March 24, 2015.

SITE

807 West 36th Street is located on the south side of the street, approximately 45' west of the intersection with Chestnut Avenue. This property measures approximately 13'4" by 80' and is currently improved with a two-story attached building measuring approximately 13'4" by 42'. This site is zoned B-1-2 and is located within the Hampden Business Area Urban Renewal Plan area and the Hampden National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, schools and studios: business, dance, and music, are a permitted use, requiring approval by the Board (§6-206). In this case, the property was last authorized for use as a medical or dental clinic, which is a nonconforming use in this B-1 Neighborhood Business District. Conditional uses in a B-1 District include restaurants (§6-208) but the applicant has indicated that this would not be a restaurant, as food prepared would not be served to the public. The application could thus be approvable as a permitted use if the applicant provides details satisfying the meaning of "school: business".

Urban Renewal Plan: This property is located in the Hampden Business Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district, provided it can be approved according to B-1 zoning or a change of nonconforming use.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 2-D) in which Educational Facilities: Commercial/Vocational, would be prohibited uses (Table 10-301). "Educational facility: Commercial-vocational" includes a post-secondary school that teaches industrial or commercial skills, or a school conducted as a commercial enterprise (§1-305 (V)).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Scott Ryan, Appellant
North