


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 / 5023 SUNSET ROAD		

TO

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

DATE: April 8, 2009

REQUEST

The Department of Planning has received Ronie Redman's Board of Municipal and Zoning Appeals (BMZA) application to use portion of premises for retail sale of candy and snacks. We understand this appeal is scheduled for hearing on April 14, 2009.

SITE

5023 Sunset Road is located on the southeast corner of the intersection with Laurel Avenue. This property measures approximately 37' by 115' and is currently improved with a two-story residential building. This site is zoned R-5 and is located within the Park Heights Urban Renewal Plan area.

ANALYSIS

Use: Any use that is not expressly allowed in a district is prohibited (§3-106). In this case, the proposed use for retail sales of candy and snack items is not listed as a permitted or a conditional use in this R-5 General Residence District. Approval of this appeal will create a new non-conforming use in this district.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal.

TJS/ewt/jev

cc: Ronie Redman, Appellant