


<b>FROM</b>	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 / 808 (814) Guilford Avenue		

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

DATE: April 17, 2015

### REQUEST

The Department of Planning has received Daniel Smith's Board of Municipal and Zoning Appeals (BMZA) application to use the portion of the premises known as 814 Guilford Avenue as a body art studio with custom tattooing. The Zoning Administrator has determined that this is a conditional use in a B-5 Central Commercial Zoning District. We understand that this appeal is scheduled for hearing on April 21, 2015.

### SITE

808 Guilford Avenue is located on the west side of the street, between its intersections with Read Street and with Madison Street. This property measures approximately 319'10" by 166' and contains approximately 1.296 acre, and is currently improved with a one-story detached commercial building extending from Read Street to Madison Street, with parking spaces in front. This site is zoned B-5-1 and is located within the Mount Vernon Urban Renewal Plan area.

### ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-608). The applicant is proposing to use one of the smallest stores (and one of the least conspicuous, in terms of window frontage) in this shopping center for his business.

Urban Renewal Plan: This property is located in the Mount Vernon 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-2 District (Proposed Zoning Map Area 7-C) in which Personal Services Establishments would be permitted uses (Table 10-301). "Personal services establishment" means "an establishment that provides recurrent needed services of a personal nature" (§1-311 (O)).

### RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Daniel Smith, Appellant