


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 / 1910-1914 Light Street		

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

DATE: April 30, 2015

REQUEST

The Department of Planning has received James Stelmack's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Baron Stage Curtain & Equipment Co., Inc., to use the premises for fabrication of custom-made stage curtains. The Zoning Administrator has determined that this is a prohibited use in a R-8 Zoning District. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

1910-1914 Light Street is located on the west side of the street, approximately 101' south of the intersection with Wells Street. This property measures approximately 42'4" by 120' and is currently improved with a two-story attached commercial building covering the entire lot. This site is zoned R-8 and is located within the Riverside National Register Historic District.

ANALYSIS

Use: In this zoning district, tailor shops: custom work or repairs, are not listed as a permitted or conditional use, and so are not allowed (§4-1101 to §4-1104). In this case, the property was last authorized for use as a meat market, which is a nonconforming use in this R-8 General Residence District.

Change in Nonconforming Use: In accordance with Subtitle 7 {"Modifications and Continuances by Board"} of this title, the Board may authorize a Class III nonconforming use in a Residence or Office-Residence District to be changed to a use permitted in a B-1 District (§13-405.b). Tailor shops: custom work or repairs, is listed as a permitted use in the B-1 District, and so is eligible for a change in nonconforming use (§6-206).

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 11-A) in which Neighborhood Commercial Establishments would be conditional uses (Table 9-301). "Neighborhood commercial establishment" means "a commercial use that is within a residential neighborhood, but in a structure that is non-residential in its construction and original use" (§1-310 (I)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: James Stelmack, Appellant