


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 / 4805 Belair Road		

TO

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

DATE: April 29, 2015

REQUEST

The Department of Planning has received Alfred Randle's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of UltimatinK, to use a portion of the premises as an art and jewelry boutique with accessory tattooing. The Zoning Administrator has determined that this is a prohibited use in a B-2 Zoning District. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

4805 Belair Road is located on the southeast side of the street, approximately 39' northeast of the intersection with Southern Avenue. This property measures approximately 62'5" by 152'5" and is currently improved with a two-story semi-detached commercial building measuring approximately 50' by 97'. This site is zoned B-2-2.

ANALYSIS

Use: In this zoning district, tattoo parlors are not listed as a permitted or conditional use, and so are not allowed (§6-306 to §6-309). In this case, the property was last authorized for use as a retail sales outlet, which is a permitted use in this B-2 Community Business District. The applicant is not proposing a tattoo parlor, but is proposing to have some tattooing performed on site as a use accessory to an art and jewelry boutique (retail shop). Art stores and jewelry stores are permitted uses in a B-2 District (§6-306).

Land Use and Urban Design: The applicant should provide a floor plan showing the area where tattooing would occur and its relation to the entire commercial retail space, in order to document the accessory nature of the tattooing.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 4-C) in which Personal Services Establishments would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal if the applicant documents the accessory nature of tattooing in relation to the principal use proposed.

TJS/wya/mf

cc: Alfred Randle, Appellant