


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 / 4005 West Belvedere Avenue		

TO

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

DATE:

June 27, 2014

REQUEST

The Department of Planning has received Ray Kunjal's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a tattoo parlor. The Zoning Administrator has determined that this is a conditional use in a B-3 Zoning District. We understand that this appeal is scheduled for hearing on July 1, 2014.

SITE

4005 West Belvedere Avenue is located on the southeast side of the street, approximately 38' south of the intersection with Arbutus Avenue. This property measures approximately 19' by 100' and is currently improved with a two-story attached residential mixed-use building measuring approximately 19' by 40'. This site is zoned B-3-2 and is located within the Park Heights Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this B-3 Community Commercial District.

Urban Renewal Plan: This property is located in the Park Heights 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 1-D) 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: Ray Kunjal, Appellant