


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 / 4829 Belair Road		

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

DATE: August 21, 2015

REQUEST

The Department of Planning has received William Hopson III's Board of Municipal and Zoning Appeals (BMZA) application to use an unspecified portion of the premises as a tattoo supplies store and tattoo studio. The Zoning Administrator has determined that a portion of this application is for a use prohibited in a B-2 zoning district. We understand that this appeal is scheduled for hearing on August 25, 2015.

SITE

4829 Belair Road is located on the southeast side of the street, approximately 90' southwest of the intersection with Raymar Avenue. This property measures approximately 40' by 136'8" and is currently improved with a two-story detached commercial building measuring approximately 38' by 80'. 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). Tattoo supplies shops may be permitted uses if classified as retail sales, and so may be allowed (§6-306). In this case, the property was last authorized for use for retail sales.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 4-C) in which Body Art Establishments would be permitted uses (Table 10-301). "Body art establishment" includes tattooing services (§1-303 (J)).

RECOMMENDATION

The Department of Planning recommends disapproval of the portion of this appeal relating to a tattoo studio, because it would be a new nonconforming use in this B-2 zoning district. The Department would have no objection to limited tattooing on premises as an accessory use, conditioned upon the absence of any signage or other exterior display or indication advertising availability of tattooing services on the premises.

TJS/wya/mf

cc: William Hopson III, Appellant