


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 / 5408 -5410 Park Heights Avenue		

TO

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

DATE: September 25, 2013

REQUEST

The Department of Planning has received William Bradford and Latay Harris' Board of Municipal and Zoning Appeals (BMZA) conditional use application to use a portion of the premises known as 5408½ Park Heights Avenue as a tattoo shop with graphic design and retail sales. The Zoning Administrator has determined that this is a conditional use in a B-3 District. We understand that this appeal is scheduled for hearing on October 1, 2013.

SITE

5408½-5410 Park Heights Avenue is located on the west side of the street, approximately 330' south of the intersection with Ingleside Avenue. This property measures approximately 75'8" along Park Heights Avenue by 175' and is currently improved with a one-story semi-detached commercial building measuring approximately 20' by 100' formerly known as 5408½ Park Heights Avenue, and a separate one-story detached commercial building formerly known as 5410 Park Heights Avenue that is not subject to this application. The portion of the property not covered by these structures is used as a paved off-street parking area. 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). A variety of retail sales uses, and artisans and craft work, are permitted uses (§6-406). In this case, the property was last authorized for use for appliance and furniture sales.

Urban Renewal Plan: This property is located in the Park Heights Urban Renewal Area, in a Community Commercial land use area where the Urban Renewal Plan does not prohibit or further restrict the proposed use (a tattoo parlor) in this district.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 1-B) in which Body Art Establishments, Personal Services Establishments, and Retail Goods Establishments would be permitted uses (Table 10-301). The C-2 Districts would have off-street parking requirements of 1 space per 1,000 square feet of gross floor area (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: William Bradford and Latay Harris, Appellants
Park Heights