


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>MS</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1731 Maryland Avenue		

TO

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

DATE: November 12, 2015

REQUEST

The Department of Planning has received J. Jennings Ranno's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of the premises as a tattoo studio. The Zoning Administrator has determined that this is a conditional use in a B-5 zoning district. We understand that this appeal is scheduled for hearing on November 17, 2015.

SITE

1731 Maryland Avenue is located on the east side of the street, approximately 36' south of the intersection with Lafayette Avenue. This property measures approximately 16' by 90' and is currently improved with a three-story attached residential mixed-use building covering the entire lot. This site is zoned B-5-2 and is located within the Charles North Revitalization Area Urban Renewal Plan area and the North Central National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-608). In this case, the property was last authorized for use as an automobile repair shop and accessories installation establishment, and for a multiple-family attached dwelling, which are permitted uses in this B-5 Central Commercial District.

Urban Renewal Plan: This property is located in the Charles/ North Revitalization Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. Any exterior alterations or additions, including signage, are subject to standards and review requirements contained in the Plan.

TransForm Baltimore: This property would become part of a TOD-4 (Transit-Oriented District) District (Proposed Zoning Map Area 7-A) in which Personal Services Establishments would be permitted uses (Table 12-402).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: J. Jennings Ranno, Appellant