


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 / 2410 Hollins Street		

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

DATE: November 29, 2010

REQUEST

The Department of Planning has received Stacy Baker's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises for a tavern with live entertainment and dancing. We understand that this appeal is scheduled for hearing on December 7, 2010.

SITE

2410 Hollins Street is located approximately 17' from the northwest corner of the intersection with Warwick Avenue. This property measures approximately 164'9" along Hollins Street by 138' along Warwick Avenue and contains approximately 0.530 acre, and is currently improved with a one-story commercial building measuring approximately 170' facing Hollins Street by 50' deep. This site is zoned M-2-2 and is located within the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, taverns – including live entertainment and dancing – but only if located at least 500 feet from a residence district, are a conditional use, requiring approval by the Board (§7-307). The southeast corner of the intersection of Hollins Street with Warwick Avenue is zoned R-8, and is occupied by a large four-story elderly housing development. This is a distance of approximately 150' from the subject property (Warwick Avenue is 40' wide and Hollins Street is 66' wide at this intersection). Further, there are portions of a large R-7 General Residence District less than 300' to the west and to the south of the subject property.

RECOMMENDATION

The Department of Planning recommends disapproval of the application, because the Zoning Code does not authorize live entertainment and dancing as part of either a tavern or a restaurant use at a distance of less than 500' from a residence district, and this property is less than 500' from a R-8 General Residence district and a R-7 General Residence district.

TJS/wya/mf

cc: Stacy Baker, Appellant