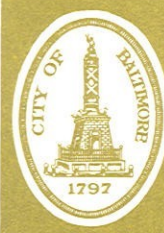


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G Cole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0141/ZONING – CONDITIONAL USE BANQUET HALL-2103-05 WEST NORTH AVENUE		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street

October 3, 2008

At its regular meeting of September 25, 2008 the Planning Commission considered City Council Bill #08-0141, which is the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 2103-2105 West North Avenue.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #08-0141 and adopted the following resolution, six members being present (six in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0141 be amended and passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Acting Chief of Land Use and Urban Design Division, at 410-396-4488.

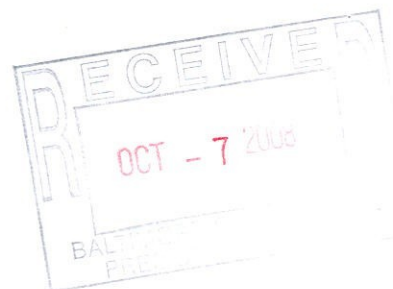
GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Milliard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Timothy Frasier, Applicant

F/A



PLANNING COMMISSION

STAFF REPORT

September 25, 2008

REQUEST: CCB 08-0141 / Zoning – 2103-2105 West North Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 2103-2105 West North Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Amend and approve. The amendments are listed below:

- The meeting and banquet hall use shall be limited to 2103-2105 West North Avenue;
- The sale of tickets to the general public for live entertainment and dancing events in the meeting and banquet hall is prohibited;
- The uses permitted in the hall shall include events that are catered for: (a) life cycle events (such as Christenings, Confirmations, Bar/Bat Mitzvahs, engagement parties, showers, weddings, birthdays, wakes, family celebrations); (b) fundraising events by or for community and civic associations, government officials, and charitable organizations; (c) events held by private organizations; and (d) conferences and seminars;
- The maximum number of persons allowed in the meeting and banquet hall shall be 250 persons, or may be less as determined by the Baltimore City Fire Department.

STAFF: Jennyffer Vargas

PETITIONER: Timothy Frasier

OWNER: Timothy Frasier

SITE/GENERAL AREA

Site Conditions: The property known as 2103-2105 West North Avenue is improved with a three-story commercial building that is currently used as a restaurant and carryout. The property is zoned B-2-3.

General Area: The site is located in the Easterwood neighborhood. This area is characterized by a mix of community businesses, office and residential uses. To the west of the property there is a church, a liquor store and two carryout establishments. To the north and east of the property, there are two variety stores, an office and a flea market. It is mostly residential to the south of the property.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject site.