

CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 26, 2008

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #08-0141 Zoning- Conditional Use Banquet Hall
2103-05 West North Avenue

Ladies and Gentlemen:

Bill No. 08-0141 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report. The purpose of this legislation is to permit subject to certain conditions the establishment maintenance and operation of a banquet hall on the property known as 2103-05 West North Avenue.

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. The property is improved with a three story commercial building that is currently used as a restaurant and carryout. The property is zoned B-3.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the report of the Planning Commission. The BMZA supports the passage of City Council Bill #08-0141 as amended.

Sincerely,

David C. Tanner
Executive Director

F/A

C.c. Mayors Office of Council Relations
Legislative Reference

