


## MEMORANDUM

TO: Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: October 5, 2017

SUBJECT: City Council Bill No. 17-0107  
Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - 3601-3605 Park Heights Avenue

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The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0107, Zoning-Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - 3601-3605 Park Heights Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverage sales) on the property known as 3601-3605 Park Heights Avenue, as outlined in red on the accompanying plat.

The conditional use, along with an accompanying rezoning request (City Council bill No. 17-0106) has been requested to allow for the continued operation of a Retail Goods Establishment with Alcohol Beverage Sales. The property is located in the middle of an R-6 Zoning district across the street from a community playground, and is not a part of, or adjacent to, a commercial district.

BDC defers to the Department of Planning regarding the appropriateness of rezoning in this case, and to the Baltimore City Law Department regarding the legal implications of this rezoning in light of the recent approval of a city-wide comprehensive rezoning.

As the economic development extension of the City of Baltimore, the BDC is readily available and willing to assist any business in relocating to properties within the City that will afford the appropriate zoning and allow a business to be classified as a conforming establishment, if the current location will not afford that opportunity.

BDC defers its position on City Council Bill 17-0107 to the Planning and Law Departments.

cc: Kyron Banks