



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

December 1, 2025

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0073

***Title: Zoning – Conditional Use Conversion to a
Banquet Hall in the IMU-1 Zoning District –
Variances – 1100 Wicomico Street***



Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0073

**Title: Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District –
Variances – 1100 Wicomico Street**

Purpose: FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Law Department	Approve for form & legal sufficiency
Planning Commission	Approve
Department of Housing & Community Development	
Board of Municipal & Zoning Appeals	
Department of Transportation	

BACKGROUND

Current Law

Article 32– Zoning, Sections 5-201(a), 5-501, 5-508, 14-331, 9-301 (Table 9-301), and 9-401 (Table 9-401) Baltimore City Revised Code (Edition 2000) The City Council must consider the following when evaluating changes to the text of the City’s Zoning Code:

1. The amendment’s consistency with the City’s Comprehensive Master Plan;
2. Whether the amendment would promote the public health, safety, and welfare;
3. The amendment’s consistency with the intent and general regulations of this Code;
4. Whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy;
5. The extent to which the amendment would create nonconformities.

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship

or particular difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” The City Council must also make seven other findings:

1. The conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification.
2. The unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property.
3. The purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property.
4. The variance will not: a. be injurious to the use and enjoyment of other property in the immediate vicinity; or b. substantially diminish and impair property values in the neighborhood.
5. The variance is in harmony with the purpose and intent of this Code.
6. The variance is not precluded by and will not adversely affect: a. any Urban Renewal Plan; b. the City’s Comprehensive Master Plan; or c. any Historical and Architectural Preservation District.
7. The variance will not otherwise: a. be detrimental to or endanger public health, safety, or welfare; or b. be in any way contrary to the public’s interest.

Bill Summary

Bill 25-0073 grants permission for property known as 1100 Wicomico Street to be converted to a Banquet Hall.

The property is an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage located in the Pigtown neighborhood and in the Carroll-Camden Urban Renewal Plan.

The plan has received a letter of support from the Carroll Camden Business Association.

Variances

The Planning staff reports that this bill requires a variance to accommodate the proposed conditional use at 1100 Wicomico Street for off-street parking; however, with the passage of 25-0065, this should not be necessary

The requested variances will not negatively impact the goals of the Urban Renewal Plan or the Comprehensive Master Plan. The variances will not be detrimental to public health, safety, or welfare, nor contrary to the public interest.

ADDITIONAL INFORMATION

Fiscal Note:

This bill should not have a fiscal impact

Information Source(s):

- 25-0073 1st reader & Agency reports
 - Baltimore City Code Article 32 – Zoning Code
-

Analysis by: Tony Leva
Analysis Date:11/17/2025

Direct Inquiries to: Anthony.Leva@BaltimoreCity.Gov

CITY OF BALTIMORE
COUNCIL BILL 25-0073
(First Reader)

Introduced by: Councilmember Porter

At the request of: TTV Wicomico, LLC

Address: 1100 Wicomico Street, Suite 100, Baltimore, MD 21230

Telephone: (410) 246-4580 Ext.101

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Housing and Community Development, Board of Municipal and Zoning Appeals, Department of Solicitor, Planning Commission, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning**
3 **District – Variances – 1100 Wicomico Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811,
6 Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street
7 parking requirements; and providing for a special effective date.

8 BY authority of

9 Article 32 - Zoning

10 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 16-203, and 16-602 (Table 16-406)

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of a banquet hall on the
15 property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and
17 9-701(2), subject to the condition that the banquet hall complies with all applicable federal, state,
18 and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
20 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
22 off-street parking.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0073

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
10 after the date it is enacted.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0073

**Title: Zoning – Conditional Use Conversion
to a Banquet Hall in the IMU-1 Zoning
District – Variances – 1100 Wicomico
Street**

Agency Reports

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

July 16, 2025

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0073 – Zoning – Conditional Use Conversion to a Banquet Hall
in the IMU-1 Zoning District – Variances – 1100 Wicomico Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0073 for form and legal sufficiency. The bill would permit, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the eighth floor of the property known as 1100 Wicomico Street (Block 0811, Lot 060), and grant a variance from off-street parking requirements. The ordinance would take effect 30 days after the date of its enactment.

Conditional Use Standards

Banquet halls are permitted as a conditional use if approved by ordinance in the I-MU1 Zoning District. Baltimore City Code, Art. 32, Table 11-301. To approve a conditional use, the City Council must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

Council Bill 25-0073 contains a request for a variance from off-street parking requirements. Required off-street parking for a banquet hall is “1 per 10 persons of fire-rated capacity.” Baltimore City Code, Art. 32, Table 16-406.

To grant a variance, the City Council must find that, “because of the conditions peculiar to the property, including particular physical surroundings, shape, or topographical conditions of the specific structure or land involved” or “because of exceptional circumstances related to the specific structure or land involved,” a practical difficulty, as distinguished from a mere inconvenience, would result from a strict application of the law’s requirements. Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make six other findings:

1. the practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
2. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
3. the variance will not:
 - i. be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - ii. substantially diminish and impair property values in the neighborhood;
4. the variance is in harmony with the purpose and intent of this Code;
5. the variance is not precluded by and will not adversely affect:
 - i. any Urban Renewal Plan;
 - ii. the City’s Comprehensive Master Plan; or
 - iii. any Historical and Architectural Preservation District; and
6. the variance will not otherwise:
 - i. be detrimental to or endanger the public health, safety, or welfare; or
 - ii. be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all of these criteria must be found, in addition to a finding of practical difficulty. Baltimore City Code, Art. 32, § 5-308(a). The City Council must evaluate a request for a variance based on evidence presented at a public hearing. Baltimore City Code, Art. 32, § 5-305(a).

Planning Commission Recommendations

The site on which approval for the banquet hall is sought is an eight story industrial building with an attached four story parking deck. The banquet hall is planned for the eighth floor which is approximately 50,000 square feet. The banquet hall will be used intermittently for corporate and other events. Current building uses include light industrial, office, art studios, and light food processing. The site is located in the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan area. The property lies between residential neighborhoods and heavier industrial areas. Use of a portion of the property as a banquet hall is not inconsistent with “the Southwest Partnership Vision Plan (2015) or the City’s Comprehensive Plan (2024).”

With respect to the requested parking variance, Planning staff notes that the attached parking deck may provide adequate parking so that the variance will not be needed. The Fire Department will confirm this. Planning staff also noted that approval of the banquet hall would provide some economic development to the area. A PUD currently exists for this industrial building. The PUD was needed in the past to permit several uses that were not allowed under the then existing zoning code. The zoning code has since been changed and the uses are all allowed under the current zoning designation of the building. A companion bill, CB 25-0074, seeks repeal of the PUD since it is no longer needed. Planning staff recommended approval of the PUD repeal.

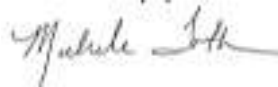
The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill.

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standards have been met for a conditional use and for a variance, if needed. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Michele Toth", written in a cursive style.

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Ethan Hasiuk
Ty’lor Schnella
Shamoyia Gardiner
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Desiree Luckey
Ahleah Knapp

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0073 / ZONING – CONDITIONAL USE CONVERSION TO A BANQUET HALL IN THE IMU-1 ZONING DISTRICT – VARIANCES – 1100 WICOMICO STREET		

TO

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

DATE:

July 7, 2025

At its regular meeting of June 5, 2025, the Planning Commission considered City Council Bill #25-0073, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0073 and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0073 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

June 5, 2025

REQUEST: City Council Bill #25-0073/ Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District – Variances – 1100 Wicomico Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Nicholas Chupein

PETITIONER: TTV Wicomico, LLC c/o Bif Browning

OWNER: TTV Wicomico, LLC

SITE/GENERAL AREA

Site Conditions: 1100 Wicomico St (Block 0811, Lot 060), is a property at the north corner of the intersection of Ostend Street and Wicomico Street with an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage. Uses within the building include light industrial, office, art studios, and light food processing.

General Area: The parcel is located within the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan, at the north corner of the intersection of Ostend Street and Wicomico Street. The underlying zoning district is IMU-1, as is the zoning within the URP, appropriate for a site that sits between residential and industrial uses. The adjoining properties on this block and the neighborhood to the north are zoned R-8 residential, containing typical Baltimore rowhomes, while areas to the south are zoned I-1 and I-2 for heavier industrial uses such as manufacturing and warehousing. The stadium district is located approximately three blocks to the east and the Pigtown Main Street commercial corridor sits approximately three blocks north.

HISTORY

- City Council Bill #25-0074/ Repeal of Ordinance 06-222 – GFI Raleigh - 1100 Wicomico Street Planned Unit Development (pending)
- Ordinance #06-222, Planned Unit Development - Designation - 1100 Wicomico Street, was approved on May 1, 2006.
- Ordinance #20-440, Urban Renewal - Carroll Camden - Renewal Area Designation and Urban Renewal Plan, was approved on December 7, 2020.



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

CONFORMITY TO PLANS

The proposed action would not be inconsistent with any goal or objective of the Southwest Partnership Vision Plan (2015) or the City's Comprehensive Plan (2024).

ANALYSIS

Background: The proposed conditional use approval for a banquet hall on the 8th floor is for the purposes of using this space as a rentable venue for gatherings and events.

Conditional Use: Banquet halls are listed as a conditional use in the IMU-1 industrial mixed-use district (Article 32 - *Zoning*, Table 11-301), subject to a council ordinance.

The conditional use approval standards are below. The proposed conditional use won't pose any harm to the community under the approval standards. The 8th floor space and the building are suited to this use and events will be held intermittently.

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;

- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Parking: One off-street parking space per ten persons of fire-rated capacity are required for the banquet hall (Article 32 – *Zoning*, Table 16-406). This property contains an off-street parking garage with 258 spaces, but the required amount of parking for the building must be determined by the Fire Department. If the number of parking spaces required exceeds the number of parking spaces provided on the property, a parking variance will need to be included in the bill. The owner is currently working on the fire capacity with the fire department.

Equity: The proposed conditional use would support the surrounding community in the short and long term by providing a space for community members and organizations to host events. Additionally, utilizing the space in this way will benefit local economic development and bring more people to the area. The proposed conditional use will require no additional staff time or resources.

Notification: The Carroll Camden Business Association, Citizens of Pigtown, and Southwest Partnership have been notified of this action.



Chris Ryer
Director



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 1100 Wicomico Street

Date: April 22, 2025

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert the 8th floor of existing premises into a banquet hall – IMU-1 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that no additional variances per the Zoning Code of Baltimore City (except as noted below) are required or needed to be incorporated into the bill for approval.

- Table 16-406: Off-Street Parking – For a banquet hall, one space per ten persons of the rated capacity are required. If no additional parking is provided, a variance may be needed.

Please be advised that the proposed use is also subject to the Use Regulations of Subsection 14-302 of the Zoning Code.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Bif Browning, Applicant
Councilmember Phylicia Porter
Department of Planning



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: November 19, 2025
Re: Council Bill No. 25-0073 – Zoning – Conditional Use Banquet Hall
1100 Wicomico Street
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill #25-0073. This bill seeks to permit the establishment, maintenance, and operation of a banquet hall on the eighth floor of the property known as 1100 Wicomico Street in the IMU-1 Zoning District. The bill requires conditional use authorization by Ordinance and a variance from off-street parking requirements.

Agency Position on Approval Standards

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because the Zoning Code requires banquet halls in the IMU-1 Zoning District to obtain Conditional Use approval by City Council Ordinance, the Board defers to the Council's judgment regarding whether the applicant has satisfied the specific approval standards outlined in the Code.

Accordingly, the Board takes no position on the specific factual merits of the application but offers **No Objection** to the passage of this bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at justin.williams@baltimorecity.gov or **(410) 396-4301**.

Baltimore City Council



Land Use & Transportation

Committee

Bill:25-0073

**Title: Zoning – Conditional Use Conversion
to a Banquet Hall in the IMU-1 Zoning
District – Variances – 1100 Wicomico
Street**

Additional Materials

Land Use Check List

Bill 25-0073

☒ Memo from Planning Commission & Report from Planning Department Received By
OCS __11/03/25____Date

Ok to announce a hearing date if the bill is on the Planning Commission agenda

☒ Hearing announcement in Council Meeting _10/27/25____ Date

☒ OCS staff meeting on Land Use Docket __11/12/25____ Date

☒ OCS sends public notice information to applicants _10/28/25____ Date

OCS handles newspaper notices for city-wide legislation sponsored by
Councilmembers

☒ OCS receives confirmation of compliance with the public notice from the applicant:

- Sign Posting _11/03/25____ Date
- News Paper Ad _____ Date
- 1st Class Mailing _____ Date

☐ Hearing Held _____ Date

☐ Findings of Facts Submitted to Counsel & DLR _____ Date

☐ 2nd Reader Vote _____ Date

OCS Analyst _____

OCS Analyst _____



Councilwoman Phylicia Porter
Council District 10
City of Baltimore
100 Holliday Street
Room 503
Baltimore, MD 21202

April 17, 2025

Re: Letter of Support for Conditional Use Zoning Change for 1100 Wicomico Street

Councilwoman Porter:

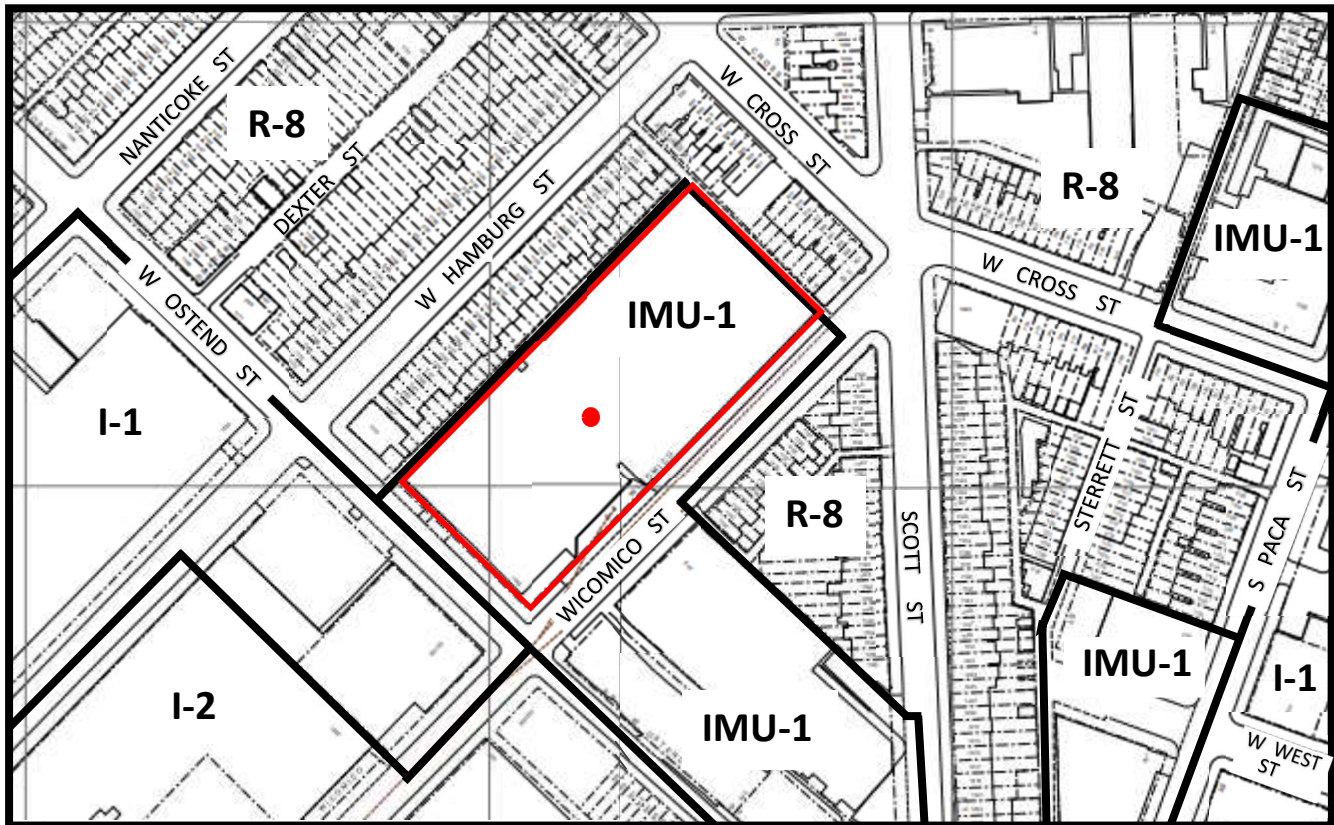
The Carroll Camden Business Association (CCBA) is pleased to provide this letter of support for the purpose of allowing the Conditional Use Zoning for the 8th Floor of the property known as 1100 Wicomico Street (Block 0811, Lot 060) as a Banquet Hall by TTV Wicomico, LLC.

The business is an accomplished development group that is working with our community to invest in projects to grow and support our neighborhood. Their team has attracted several quality businesses to this property already, and this will allow them to continue to grow the opportunities and offerings in this building. The 8th Floor is currently vacant and this conditional approval would allow it to be put into a productive and beneficial use for the property and our business district.

Thank you for your consideration and continued support of our area.

Sincerely,
Kate Conway
President | Carroll Camden Business Association

**SHEET NO. 65 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

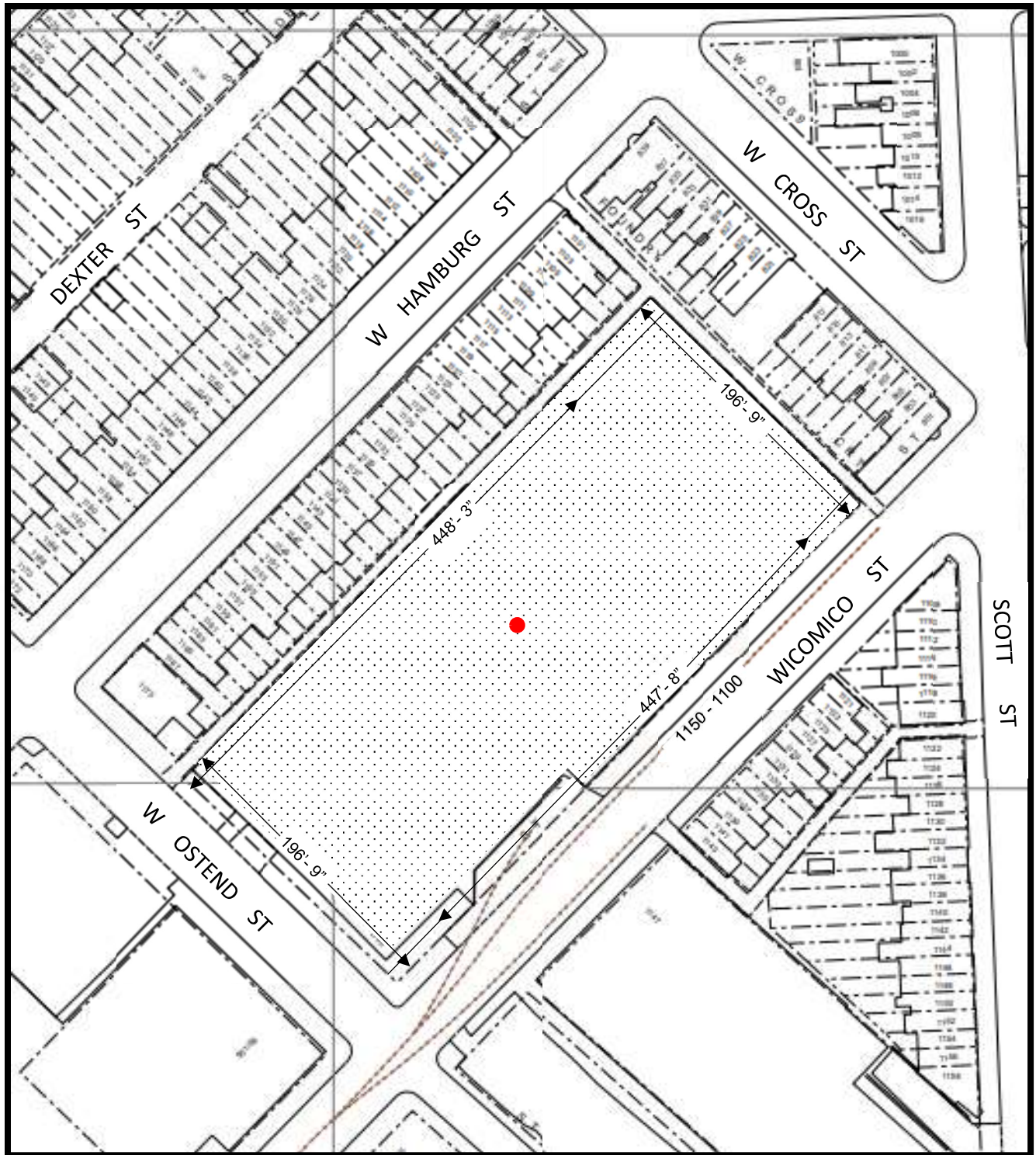
In Connection With The Property Known As No.
1100-1150 WICOMICO STREET. The Applicant
Wishes To Request The Conditional Use To
Convert The Eighth Floor Of The Aforementioned
Property In An IMU-1 District Into A Banquet Hall,
As Outlined In Red Above.

WARD 21 SECTION 8

BLOCK 811 LOT 60

MAYOR

PRESIDENT CITY COUNCIL



Scale: 1" = 10'

1100 - 1150 WICOMICO STREET

Sheet #2

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
City Hall, Suite 626
Baltimore, Maryland 21202

Phone: (410) 396-4730
Email: ben.guthorn@baltimorecity.gov

01. Property Information.

Property Address:		Block:	Lot:
City:	State:	Zip Code:	

02. Applicant's Contact Information.

First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

03. Agency.

Is the applicant acting as an agent for another?

If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.

(Use an additional sheet if necessary.)

Corporate Entity:

01	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
02	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:

04. Current Property Owner's Contact Information (if different than applicant).

First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

05. Property Acquisition.

Date the property was acquired by the current owner:

Deed Reference

Liber/Book:

Folio/Page:

06. All Proposed Zoning Changes for the Property.*Zoning District*

Current Zoning District:

Requested Zoning District:

Conditional Use

Existing Use:

Proposed Conditional Use:

Please describe all intended uses of the Property:

*Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.**Multifamily*

Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units

Proposed Number of Units:

Gross Square Footage of Building: *(Not including basement area)*

Unit 01

Gross Sq./Ft:

No. of Bedrooms:

Unit 02

Gross Sq./Ft:

No. of Bedrooms:

Unit

Gross Sq./Ft:

No. of Bedrooms:

Unit

Gross Sq./Ft:

No. of Bedrooms:

(Add additional units as needed.)

ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(b) Existing dwelling.

(1) The existing dwelling must be:

(i) a structure originally constructed as a single-family dwelling; and

(ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

(1) 1-bedroom unit: 750 square feet.

(2) 2-bedroom unit: 1,000 square feet.

(3) 3- or more bedroom unit: 1,250 square feet.

*Please note that one off-street parking space is required per each dwelling unit added.

07. Contract Contingency.

Is there a purchase contract contingent on the requested legislative authorization?

No

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

(Add additional parties as needed.)

1ST PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

08. Affidavit.

I, _____, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

Applicant's Signature

Date

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0073

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0073 on Thursday, November 20, 2025, at 9:00 a.m in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202.

Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District – Variances – 1100 Wicomico Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

Applicant: Bif Browning

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

NOTICE

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1100

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0073
The Land Use & Transportation Committee of the Baltimore City Council
will conduct a public hearing on City Council Bill No. 25-0073 on Thursday,
November 20, 2025, at 5:00 a.m. in the Clarence "Doc" Burns Chamber,
City Hall, 100 N. Holladay Street, 4th Floor, Baltimore, MD 21202.
Information on how the public can participate in the hearing virtually, via
Webex, will be available at <https://baltimorecouncil.com/calendar.aspx>.
Zoning - Conditional Use Conversion to a Banquet
Hall in the MU-1 Zoning District - Variances -
1100 Wilcombe Street
FOR the purpose of permitting, subject to certain conditions, the
establishment, maintenance, and operation of a banquet hall on the
property known as 1100 Wilcombe Street (Block 0811, Lot 067), as outlined
in and on the accompanying plat granting variances regarding off-street
parking requirements, and providing for a special effective date.
Applicant: Ed Browning
For more information, contact the Committee Staff at (410) 396-1391.
NOTE: This bill is subject to amendment by the Baltimore City Council.
DAN CORSEY
Chair

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