

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0117 / Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street		

TO

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

DATE: January 16, 2026

At its regular meeting of January 15, 2026, the Planning Commission considered City Council Bill #25-0117, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; 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 #25-0117 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0117 be **approved** by the City Council.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto:eric.tiso@baltimorecity.gov) or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office  
The Honorable John Bullock, Council Rep. to Planning Commission  
Mr. Justin Williams, BMZA  
Mr. Geoffrey Veale, Zoning Administrator  
Ms. Stephanie Murdock, DHCD  
Ms. Hilary Ruley, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Luciano Diaz, DOT  
Ms. Nancy Mead, Council Services  
Ms. Judy Neff, Checkerspot Properties, LLC



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Tim Keane  
Director

**January 15, 2026**

**REQUEST:** City Council Bill #25-0117/ Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

**RECOMMENDATION:** Adopt findings and approve

**STAFF:** Justin Walker

**PETITIONER:** Judy Neff

**OWNER:** Checkerspot Properties, LLC

#### **SITE/GENERAL AREA**

Site Conditions: 1421 Ridgely Street is located on the northeast corner of the intersection with Alluvion Street. This property contains 0.708 acres and is currently improved with a single-story industrial building occupying most of the lot, with a few parking spaces located in the front and side yards. The site is zoned C-4 and is located within the Carroll-Camden Urban Renewal Plan and the South Baltimore Gateway Master Plan area..

General Area: The site is located in a high-intensity commercial and industrial area. The site itself and surrounding properties are zoned C-4, with I-2 zoning to the north and IMU-1 zoning to the south. The property is bordered by CSX railroad tracks to the north and the Russell Street viaduct to the east. These pieces of infrastructure separate the site from any residential use, limiting the impact of the live entertainment use.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Mixed Use: Predominantly Auto-Oriented Commercial group in the General Land Use Plan. This proposed development conforms to that designation.

## ANALYSIS

Background: The property is currently authorized as Industrial: Light and is used as a brewery with taproom. The applicant is seeking to add Entertainment: Live to the property. In the C-4 zoning district, in which the property is located, this entertainment use is conditional by ordinance of the City Council per Table 10-301.

### Conditional Use Approval Standards:

#### § 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.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {“Approval standards”}: Staff finds that the proposal meets the requirements for conditional use approval. The use at this specific site is not expected to have greater impacts than what is typically anticipated for a use of this type.

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;**

The site is a large commercial parcel with a structure that houses an existing brewery and taproom. There is ample space to accommodate the addition of live entertainment.

#### **2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;**

The approval of the conditional use is not anticipated to significantly impact the number of vehicles accessing the site. The property does provide off-street parking on site.

**3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;**

The surrounding area is largely composed of other high-intensity commercial or industrial uses. The site is bordered on two sides by major transportation infrastructure, which limits any impacts the live entertainment may have. The use will be contained entirely within an existing structure and is unlikely to have any impact on future development.

**4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;**

No such places of public gathering are in close proximity to the site.

**5. Accessibility of the premises for emergency vehicles;**

The site will remain accessible for emergency vehicles.

**6. Accessibility of light and air to the premises and to the property in the vicinity;**

The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.

**7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;**

The existing facilities and utilities will remain adequate with the addition of live entertainment.

**8. The preservation of cultural and historic landmarks and structures; The character of the neighborhood;**

The use will have no impact on the exterior of the structure.

**9. The provisions of the City's Comprehensive Master Plan;**

The use aligns with the Comprehensive Plan, as it is approvable as a conditional use.

**10. The provisions of any applicable Urban Renewal Plan;**

The use is not prohibited by any Urban Renewal Plan.

**11. All applicable standards and requirements of this Code;**

The use complies with all bulk and yard standards and other provisions of the Code..

**12. The intent and purpose of this Code; and Any other matters considered to be in the interest of the general welfare.**

Staff is unable to identify any reason why approval would be detrimental to the general welfare of the City.

§ 5-406 (b) Limited criteria for denying:

**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;**

Staff is unable to identify any reason why approval would be detrimental to public health, safety, or welfare.

2. **The use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;**  
No law or Urban Renewal Plan preclude this use.
3. **The authorization would not be contrary to the public interest; and**  
Staff is unable to identify any reason why approval would be contrary to public interest.
4. **The authorization would be in harmony with the purpose and intent of this Code.**  
Approval of this conditional use is in harmony with the purpose and intent of this code.

Additionally, the applicant states that live entertainment would occur only during regular operating hours, which are Monday through Thursday from 3:00 p.m. to 9:00 p.m., Friday and Saturday from 12:00 p.m. to 10:00 p.m., and Sunday from 12:00 p.m. to 8:00 p.m. The proposed entertainment consists of occasional live music and weekly trivia. All entertainment activities will be contained entirely within the building.

Equity:

The proposed live entertainment use is located within an established industrial and high-intensity commercial area and is physically separated from residential neighborhoods by major transportation infrastructure, limiting the potential for adverse impacts on nearby residents. The use is contained entirely within an existing building and operates on a limited and occasional basis, further reducing potential nuisances. Additionally, the Citizens of Pigtown have submitted a letter of support for the proposal.

Recommendation: Adopt findings and approve

Notification: In addition to the required posting on site, the community organization Citizens of Pigtown were notified and provided a letter of support. Notice was also sent out via GovDelivery.



**Tim Keane**  
**Director**