

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING:

City Council Bill No. 25-0092

Zoning – Conditional Use Conversion to a Banquet Hall in the C-2 Zoning District – Variance – 1123 West Baltimore Street

1. the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - The subject property is not located in an area or subject to any law that would preclude this use.
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - The proposed use would not be contrary to the public interest and has received support from a local community organization.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - The property is located at 1123 West Baltimore Street on the southwest corner of its intersection with South Carlton Street. The lot measures approximately 32 feet by 67 feet and is fully occupied by a two-story building. The site is zoned C-2.

2. the resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - Staff found no predictable change to the traffic flow that would result from the approval of this use.
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 primarily commercial in character, located along the West Baltimore Street corridor within the Hollins Market Neighborhood Statistical Area. Nearby properties are zoned C-1 and C-2 to support neighborhood- and community-serving commercial uses, with only one dwelling unit recorded on this block. Several adjacent structures are vacant or have been recently demolished, and the University of Maryland BioPark lies approximately a quarter mile to the east. Given the limited residential presence and the corridor's commercial focus, the proposed banquet hall use is compatible with existing development patterns and is not expected to impair the present or future development of the area.
4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.
5. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility of the premises for emergency vehicles.
6. accessibility of light and air to the premises and to the property in the vicinity;
 - There is adequate light and air to the premises and to properties 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;
 - Adequate utilities, access roads, drainage, and other necessary facilities have been provided.
8. the preservation of cultural and historic landmarks and structures;
 - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures
9. the character of the neighborhood;

- This site is located in the northwestern corner of the Hollins Market neighborhood, along the commercial corridor of West Baltimore Street. Hollins House, a ten-story residential Senior Community for Adults (62+ years) is located a block to the east, on the north side of the street. To the south of this site is a commercial node with C-1 zoning for a block and a half before reaching the next residential area

10. the provisions of the City's Comprehensive Master Plan;

- The General Land Use Plan has designated this block as Mixed Use: Predominantly Pedestrian-Oriented Commercial, for which the existing C-1 and C-2 zones are appropriate. The proposed use does not conflict with the Comprehensive Master Plan for Baltimore.

11. the provisions of any applicable Urban Renewal Plan;

- The site is not located within the Urban Renewal Plan area.

12. all applicable standards and requirements of this Code;

- The proposed use would meet all applicable standards and requirements of the Zoning Code.

13. the intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

14. any other matters considered to be in the interest of the general welfare.

- The Staff finds that this use is appropriate for the C-2 zone, the commercial corridor as outlined in the General Land Use Plan, and does not present any likely impacts greater than any other allowable business. Staff therefore finds no reason why the establishment, location, maintenance, or operation of this use would be detrimental to public health, safety, or welfare beyond what can ordinarily be anticipated from the operation of a business of this type.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated September 19, 2025, including the Department of Planning Staff Report, dated September 18, 2025.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michelle Toth – Law Dept
- Eric Tiso – Planning Dept
- Jason Wright – DHCD

Written:

- Law Department, Agency Report – Dated September 24, 2025
- Department of Housing and Community Development, Agency Report – Dated September 22, 2025.

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey , Chair
Sharon Green Middleton
Mark Parker
Paris Gray
John Bullock
Zac Blancahrd