



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

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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