



## MEMORANDUM

DATE: November 10, 2020  
TO: Land Use Committee  
FROM: Colin Tarbert, President and CEO  
POSITION: Oppose  
SUBJECT: City Council Bill No. 20-0572  
Rezoning – 1301 North Fulton Avenue

A handwritten signature in black ink, appearing to read "Colin Tarbert".

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0572 introduced by the Councilmember Pinkett at the request of Ms. Suah Lee.

### PURPOSE

For the purpose of changing the zoning for the property known as 1301 North Fulton Avenue (Block 0032, Lot 051), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

### BRIEF HISTORY

The property is currently operated as a Class BD-7 Tavern in an R-8 Zoning District, which is a Nonconforming Use. The Zoning Code requires that the nonconforming taverns must either: (1) fully comply with § 14-337 (which is the standard for any Tavern operating in Baltimore City) within 2 years after they become nonconforming; or (2) be terminated.

As the business is allowed to continue operating in this location under the current zoning, provided that the business operate in compliance with its BD-7 Liquor License, BDC opposes this rezoning.

### FISCAL IMPACT

None

### AGENCY POSITION

The Baltimore Development Corporation **Opposes** City Council Bill 20-0572.

If you have any questions, please do not hesitate to contact Kimberly Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Nicholas Blendy

[RT]