

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: July 15, 2024
RE: City Council Bill 24-0552



I am herein reporting on City Council Bill 24-0552 introduced by Councilmember Conway at the request of Pinehurst Wine Shoppe, LLC, Chase Hoffberger, AB Associates.

The purpose of this bill is to continue the operation and expansion of retail goods establishments (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) and granting a variance from corner side-yard setback requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The proposed legislation does not mention parking. The parcel is within the neighborhood business (C-1-VC) district which is exempt from parking requirements (§ 16-601). Floor plans were submitted and while not required, on-site parking will be provided which can help reduce pressure on parking in the neighborhood. PABC staff conducted a site visit in July 2024 and the site contains a parking area behind the building. The parcel indicated in the legislation is not adjacent to any programs managed by the PABC.

The applicant intends to continue the use of the property with the conditional use and expansion of an existing structure. When building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that loading demands are adequately addressed and that effects of loading are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report for City Council Bill 24-0552.