




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 16, 2024
SUBJECT	24-0486 Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road

The Honorable President and
Members of the City Council
City Hall, Room 400

4/16/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0486 Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0486 would permit the establishment of a banquet hall on the property located at 601 Cherry Hill Road and grant a variance for off-street parking requirements. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of March 28, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the proposed action would not be inconsistent with any goal or objective of the Cherry Hill Transformation Plan and that granting a conditional use banquet hall at 601 Cherry Hill Road would not endanger public health, safety, or welfare.

DHCD does not foresee any negative impacts as a result of the approval of this bill as the proposed site is a small space within a retail building across the street from the Cherry Hill Town-Center and a former New Era Academy site. This proposal would also be in accord with

local plans supporting mixed-use development, town-center improvements, retail opportunities, and mixed-income housing.

The legislation does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. This conditional use banquet hall may expand economic and community opportunities for residents of Cherry Hill and surrounding areas.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0486.