




MEMORANDUM

DATE: May 21, 2019
TO: Land Use and Transportation Committee
FROM: Kimberly A. Clark, Interim President and CEO 
POSITION: Oppose
SUBJECT: Council Bill 19-0350 – Rezoning – 1432 North Chester Street

INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to review and respond to City Council Bill 19-0350 introduced by Councilmember Sneed, President Young, and Councilmember Stokes at the request of Kimberly Wilkens-Mitchell.

PURPOSE

The purpose of this bill is changing the zoning for the property known as 1432 North Chester Street 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 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. Businesses operating with a BD-7 will not be subject to termination provided that they comply with existing law that regulates establishments with a BD-7 license. § 2-203 of the Zoning Code makes clear that the business can continue to operate as a nonconforming use, without the need to rezone.

Given that the existing business can continue to operate without the property being rezoned, and that BDC is not aware of any expansion or redevelopment plans for the property, there does not appear to be any economic development rationale for rezoning.

FISCAL IMPACT

NONE

AGENCY POSITION

The Baltimore Development Corporation **Opposes** City Council Bill 19-0350.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305.

cc: Jeffrey Amoros
[CM]