



**BALTIMORE CITY COUNCIL  
COMMITTEE ON ECONOMIC AND COMMUNITY  
DEVELOPMENT**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

**PUBLIC HEARING**

**July 20, 2021**

**2:25 PM**

**Virtual Webex Meeting**

**City Council Bill #21-0064**

**Zoning - Conditional Use Retail Goods Establishment (With Alcoholic  
Beverages Sales) - A Portion of 3901 Boston Street  
(Also Known As 3975 Boston Street)**

## CITY COUNCIL COMMITTEES

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Mark Conway  
Eric Costello  
Sharon Green Middleton  
Odette Ramos  
James Torrence  
*Staff: Richard Krummerich*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0064**

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**Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) -  
A Portion of 3901 Boston Street (Also Known as 3975 Boston Street)**

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**Sponsor:** Councilmember Cohen

**Introduced:** April 19, 2021

**Purpose:**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (also known as 3975 Boston Street), as outlined in red on the accompanying plat; and providing for a special effective date.

**Effective:** The date it is enacted.

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**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable

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## Analysis

### Current Law

Article – Zoning, Sections 5-201(a), 5-501, 5-508, 14-336, and Table 10-301 (C-3), Baltimore City Revised Code (Edition 2000).

### Background

Bill 21-0064, if approved, would permit the establishment, maintenance and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (also known as 3975 Boston Street). The property is zoned commercial, C-3. Adjacent property is also zoned C-3. The site lies in the Canton Industrial Area Urban Renewal Plan area, which designates the site as commercial. Retail goods establishments situated in a C-3 Zoning District require approval by ordinance.

The site is currently owned by BCP Investors II, LLC. The property is improved with a one-story detached multi-tenant commercial building. There is an off-street parking area on the site. The property is surrounded by retail commercial uses which serve the Canton community to the northwest and other, more distant, residential areas. The property does not lie near dwellings, churches or schools.

### C-3 Zoning District

A C-3 Zoning District is for intensive commercial use including key commercial nodes that require additional controls regarding site development, particularly for shopping centers and larger retail establishments. The C-3 District accommodates larger developments that may require significant parking, such as shopping centers and large-scale mixed-use development. C-3 District standards are crafted to ensure compatibility among neighboring residential, commercial, and entertainment uses; ensure high quality pedestrian connections between public sidewalks and business entrances; and create store fronts that are oriented towards streets and other public ways

### Retail Goods Establishment

A retail goods establishment sells goods, wares, or other merchandise directly to consumers. The conditional use establishment proposed in Bill 21-0064 will include the sale of alcoholic beverages.

## Companion Bill

There is a companion bill:

- *Bill 21-0042R - Approval for the Exchange of a Class B-D-7 License for Use at 3501 Boston Street (also known as 3831 Boston Street) to a Class A-7 License for Use at 3901 Boston Street (also known as 3975 Boston Street)*

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 21-0064

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Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: July 17, 2021

**CITY OF BALTIMORE  
COUNCIL BILL 21-0064  
(First Reader)**

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Introduced by: Councilmember Cohen

At the request of: Canton Crossing Wine & Spirits, LLC

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: April 19, 2021

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning  
Appeals, Planning Commission, Department of Housing and Community Development,  
Baltimore Development Corporation, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) –**  
3 **A Portion of 3901 Boston Street (Also Known As 3975 Boston Street)**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a retail goods establishment (with alcoholic beverages sales) on the property  
6 known as 3901 Boston Street (also known as 3975 Boston Street), as outlined in red on the  
7 accompanying plat; and providing for a special effective date.

8 BY authority of

9 Article - Zoning  
10 Sections 5-201(a), 5-501, 5-508, 14-336, and *Table 10-301 (C-3)*  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14 permission is granted for the establishment, maintenance, and operation of a retail goods  
15 establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street  
16 (also known as 3975 Boston Street), as outlined in red on the plat accompanying this Ordinance,  
17 in accordance with Baltimore City Zoning Code §§ 5-201(a), 14-336 and *Table 10-301 (C-3)*,  
18 subject to the condition that the retail goods establishment (with alcoholic beverages sales)  
19 complies with all applicable federal, state, and local licensing and certification requirements.

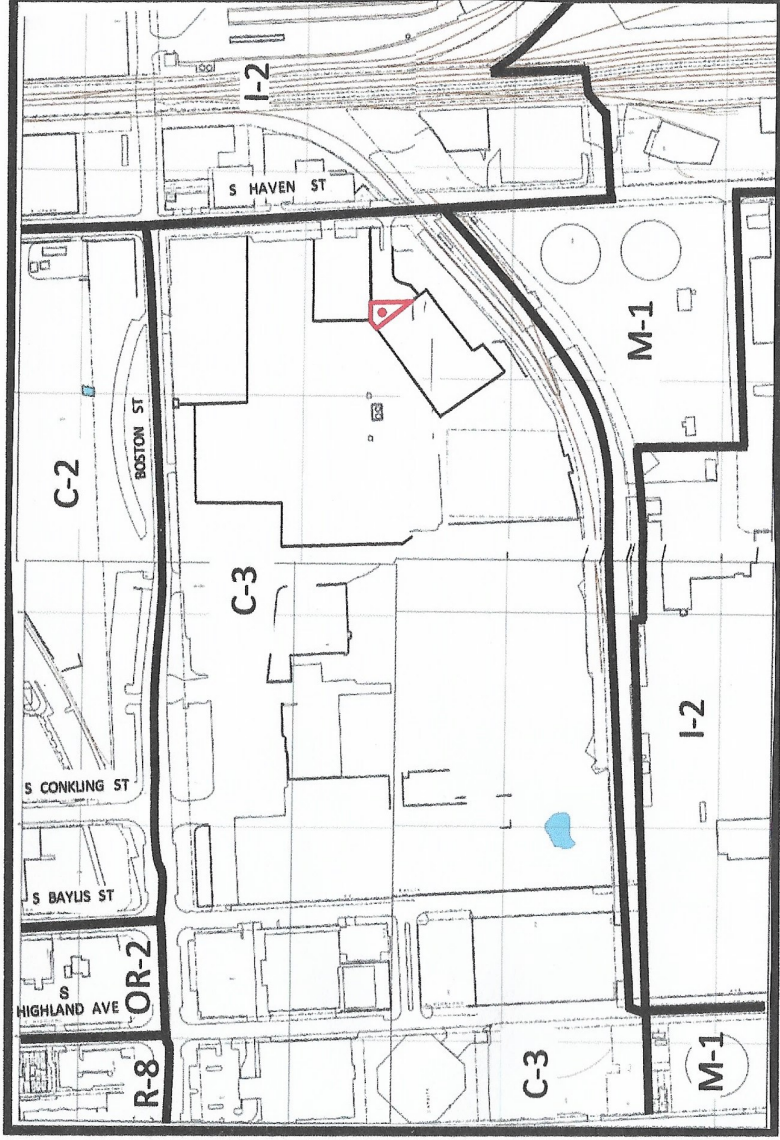
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 21-0064**

1       **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9       **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
10 enacted.

**SHEET NO. 68 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 500'

**Note:**

In Connection With The Property Known As No. 3901 BOSTON STREET. The Applicant Wishes To Request The Conditional Use As A Retail Goods Establishment (With Alcoholic Beverages Sales), On A Portion Of The Property Known As 3975 Boston Street, As Outlined In Red Above.

WARD 26 SECTION 2

BLOCK 6505 LOT 9A

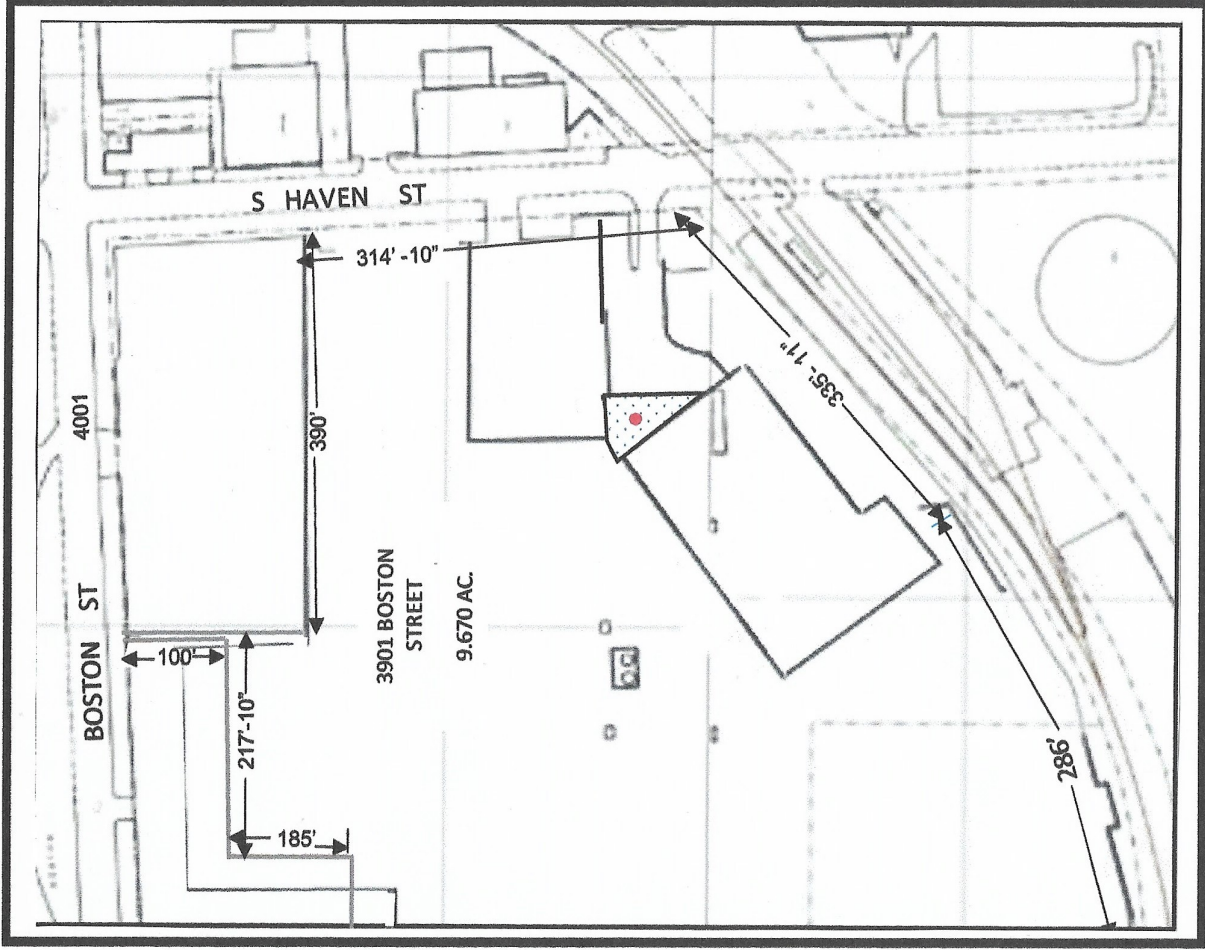
\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL





SCALE: 1" = 20'

**3901 BOSTON STREET**  
**(Known As: 3975 BOSTON STREET)**

Sheet #2



RPE 4-13-21

# **COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

**21-0064**

## **AGENCY REPORTS**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable

<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	City Council Bill #21-0064 / Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – A Portion of 3901 Boston Street (Also Known As 3975 Boston St.)		

**TO**

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: May 14, 2021

At its regular meeting of May 13, 2021, the Planning Commission considered City Council Bill #21-0064, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (also known as 3975 Boston Street), as outlined in red on the accompanying plat; 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 #21-0064, and adopted the following resolutions, seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendations of its Departmental staff, adopts the findings of fact outlined in the attached staff report and its equity findings, with consideration for testimony and facts presented in that meeting, and recommends that City Council Bill #21-0064 be passed 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. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Kathleen Byrne, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services  
Ms. Caroline Hecker, Esq. for BCP Investors II, LLC



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

May 13, 2021

**REQUEST:** City Council Bill #21-0064/ Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – A Portion of 3901 Boston Street (Also Known As 3975 Boston Street):

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (also known as 3975 Boston Street), as outlined in red on the accompanying plat; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONERS:** Councilmember Cohen, at the request of Canton Crossing Wine & Spirits LLC

**OWNER:** BCP Investors II, LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** This property is located on the south side of Boston Street between Haven and Eaton Streets. The commercial property contains approximately 11.68 acres divided into two lots known as 3901 Boston Street (Block 6505, Lot 009A) and 4001 Boston Street (Block 6505, Lot 009B). It is currently improved with a one-story detached multi-tenant commercial building, with an off-street parking area in front of the building accessible from Boston Street and from Haven and Eaton Streets. The property is in the C-3 zoning district, in which a retail goods establishment with alcoholic beverages sales is a conditional use requiring approval by ordinance, and in the Canton Industrial Area Urban Renewal Plan area.

**General Area:** This property is located in the southeastern portion of Baltimore, in a formerly heavy industrial area that has undergone substantial transformation into a modern office-retail area in the past 15 years. Residential land use now exists near the northern part of this area, north of Boston Street and west of Eaton Street. Additional residential use is anticipated in part of the area north of Boston Street as far east as the east side of Haven Street, but not along Boston Street itself. Active rail freight lines serving the Port of Baltimore, including a branch line forming the southern and eastern boundary of this site, separate this site and other sites redeveloped with office and retail commercial uses from the remaining heavy industrial uses to the south and east that are in the Maritime Industrial zoning district.

## **HISTORY**

The Canton Industrial Area Urban Renewal Plan was originally approved by the Mayor and City Council by Ordinance no. 90-637 dated June 20, 1990, and was last amended by Ordinance no. 19-282 dated August 19, 2019. The Urban Renewal Plan designates this site as Commercial.

## **ANALYSIS**

Background: This large retail commercial property was constructed in 2018-2019. The same owners also constructed a large retail commercial property with the address 3501 Boston Street (Block 6505, Lot 001) in 2013, containing a retail goods establishment with alcoholic beverages sales that has the specific address of 3831 Boston Street. The petitioner seeks to move the liquor license location (and exchange the existing Class B-D-7 license for a Class A-7 license) in order to place a retail goods establishment with alcoholic beverages sales in the established retail sales area of the existing structure known as 3901 Boston Street, and specifically in its commercial bay known by the address of 3975 Boston Street. Because the entire site is zoned C-3, the Zoning Code requires an ordinance to approve this new location of this establishment.

Conditional Use: Per §5-406 {“Approval standards”} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use 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.

Establishment, location, maintenance and operation of a retail goods establishment with alcoholic beverages sales at 3901 Boston Street, and specifically on the portion of the property known as 3975 Boston Street, would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, including the Urban Renewal Plan covering the subject property. Use of a limited portion of the property for a retail goods establishment with alcoholic beverages sales would not be contrary to the public interest. The authorization would be in harmony with the purpose and intent of the Zoning Code.

Below is the staff’s review of §5-406(b) {“Required considerations”} of Article 32 – *Zoning*:

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals 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.


Staff finds that the site, including its size and shape, is appropriate for the proposed use. There would be no change to traffic patterns if this use would be authorized. The surrounding area is one in which the predominant land use is retail commercial serving the Canton community to its northwest and other, more distant, residential areas. For this reason, it is unlikely that the proposed use would impair present or future development of the Canton community or of the shopping district along this portion of Boston Street. There is no proximity to dwellings and places of public gathering, and reasonable distance from churches and schools. There is adequate accessibility for emergency vehicles, and of light and air to the premises and to other properties in the vicinity. There are adequate utilities, roads, drainage, and other necessary facilities. The proposed use of a portion of the existing modern commercial structure would not affect preservation of cultural and historic landmarks and structures. Approval of the proposed use would not affect the existing character of the neighborhood, as the alcoholic beverages sales license is to be transferred from a similar commercial location two blocks away to the west. While not inconsistent with the City's Comprehensive Master Plan, the proposed use is not prevented or limited by the Canton Industrial Area Urban Renewal Plan. Allowing a retail goods establishment with alcoholic beverages sales, with no enlargement of the existing structure on the property or of the existing area within the structure that would be used for the purpose of a retail goods establishment with alcoholic beverages sales, would not be inconsistent with the intent and purpose of the Zoning Code.

Equity considerations: The subject property is located to the southeast of a part of Baltimore City that has middle-market real estate values and a proportion of non-white residents that is lower than the City-wide average. There are no apparent or predictable changes to the quality of life of the nearby Canton community that would result from approving or disapproving the proposed action. The proposed action would not change existing patterns of inequity that persist in Baltimore. The Canton community, which is to the north of Boston Street, has been involved in discussion of the proposed action.

Notification: The Canton Community Association has been notified of this action.



**Chris Ryer**  
**Director**

<b>F R O M</b>	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0064	M E M O	

TO: Mayor Brandon M. Scott  
TO: Economic & Community Development Committee  
FROM: Department of Transportation  
POSITION: **No Objection**  
RE: Council Bill – 21-0064

DATE: 7/1/21

**INTRODUCTION** – Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales)  
- A Portion of 3901 Boston Street (Also Known As 3975 Boston Street)

**PURPOSE/PLANS** – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (also known as 3975 Boston Street), as outlined in red on the accompanying plat; and providing for a special effective date.

**COMMENTS** – Council Bill 21-0064 looks to permit the operation of a retail business, authorized to sell alcoholic beverages, within Canton Crossing Shopping Center. The applicant currently operates a retail business that is authorized to sell alcoholic beverages and Council Bill 21-0064 would permit the relocation of the existing business to another space within Canton Crossing Shopping Center.

**AGENCY/DEPARTMENT POSITION** – The Department of Transportation foresees no direct fiscal or operational impact resulting from the advancement of Council Bill 21-0064. The Department of Transportation has **no objection** to Council Bill 21-0064. If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Steve Sharkey  
Director

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW

JAMES L. SHEA  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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July 14, 2021

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 21-0064 – Zoning – Conditional Use Retail Goods Establishment  
(With Alcoholic Beverages Sales) – A Portion of 3901 Boston Street (Also Known  
as 3975 Boston Street)

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0064 for form and legal sufficiency. The bill permits, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment with alcoholic beverage sales on portion of 3901 Boston Street (also known as 3975 Boston Street)

This property is zoned C-3, which, under the Zoning Code, requires retail goods establishment with alcoholic beverages sales to be approved by a conditional use by ordinance. City Code, Art. 32, Table 10-301. Under the City Zoning Code, approval of a conditional use must be based on a finding that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use 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.

Art. 32, § 5-406(a).

The Law Department notes that the Planning Commission's Report ("Report") indicates that the Planning staff has reviewed and commented that the "considerations" in Sec. 5-406 were reviewed and the Planning Staff found that the use meets the criteria for approval. Furthermore, the Report indicates that the Planning Commission found facts that would allow the conditional use to be granted; that is, facts required by Article 32, § 5-406(a). The Report does recite what the facts are that were relied on for this determination. **If the City Council, after**



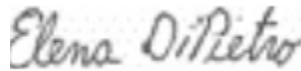
**reviewing those facts finds them sufficient to support the requirements of § 5-406(a), it may rely on the Report and any additional testimony to establish the necessary facts to lawfully approve this conditional use.**

Law Department notes further that a bill that would authorize a conditional use is classified as a “legislative authorization.” Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill’s passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council’s ability to amend the bill apply. *See* Art. 32 § 5-507.

In conclusion, if the City Council finds the necessary facts at the public hearing and all procedural requirements are met, the Law Department is prepared to approve the bill for form and legal sufficiency.

Accordingly, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

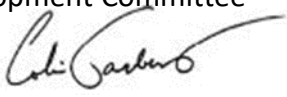


Elena R. DiPietro  
Chief Solicitor

cc: James L. Shea, City Solicitor  
Darnell Ingram, Deputy Solicitor  
Stephen Salsbury , Chief of Staff  
Natasha Mehu, Director, MOGR  
Nina Themelis, Mayor’s Legislative Liaison, MOGR  
Nikki Thompson, President’s Legislative Director  
Natawna Austin  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Special Solicitor  
Victor Terval, Chief Solicitor  
Dereka Bolden, Assistant Solicitor  
Avery Aisenstark



## MEMORANDUM

DATE: June 7, 2021  
TO: Economic and Community Development Committee  
FROM: Colin Tarbert, President and CEO   
POSITION: Support  
SUBJECT: City Council Bill No. 21-0064  
Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – A Portion of 3901 Boston Street (Also Known as 3975 Boston Street)

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill No. 21-0064 introduced by Councilmember Cohen.

### **PURPOSE**

The purpose of this Bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3901 Boston Street (a.k.a. 3975 Boston Street) and providing for a special effective date.

### **BRIEF HISTORY**

This parcel of land contains the second phase of Canton Crossing, a key commercial shopping center along the Boston Street corridor. This proposed conditional use would facilitate the relocation and expansion of an existing retail goods establishment (with alcoholic beverages sales) currently operating within the same shopping center.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

BDC **supports** City Council Bill No. 21-0064.

If you have any questions, please do not hesitate to contact Kimberly Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com) or at 410-837-9305.

[LC]

# **COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

## **Bill 21-0064 COMMUNICATIONS**

- Douglas Kaufman, Chair – Canton Community Association (CCA) – Dated March 30, 2021 - Supports



**Canton Community Association**  
P.O. Box 5125  
Baltimore, MD 21224  
410.342.0900  
[info@cantoncommunity.org](mailto:info@cantoncommunity.org)

March 30, 2021

\*\*\**SENT VIA EMAIL*\*\*\*

Douglas K. Paige, Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
1 N. Charles Street, 15<sup>th</sup> Floor  
Baltimore, MD 21201

**RE: Canton Crossing Wines & Spirits, 3831 Boston Street, Baltimore, MD 21224 –  
Application to relocate license and conversion of BD-7 to A-7**

Dear Mr. Paige:

The license holders of the subject license met with the Economic Development Committee (EDC) of the Canton Community Association (CCA) on March 8, 2021 and explained their plans for relocating the business from 3831 Boston Street to a new suite at 3975 Boston Street in the project known as Canton Crossing. Additionally, they informed us of the conversion of the existing Class BD-7 license to a Class A-7 license with the conditional use approval of their new space as a “retail goods establishment” with alcoholic beverage sales.

Please allow this letter of support to be part of the board’s analysis as we did not have any concerns about the proposed business and, consequently, supported the proposed relocation and conversion of the license. We look forward to Canton Crossing Wines & Spirits remaining a good business in our community.

Thank you for your services in this matter.

Sincerely,

Douglas Kaufman,  
Chair,

Economic Development Committee ([EDC](#)) of the [Canton Community Association \(CCA\)](#)

CC: C. Hecker (Rosenberg Martin Greenberg), M. Edelson and A. Bourgeois (CCA)