



**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

2:05 PM

Virtual Webex Meeting

City Council Bill #21-0055

**Zoning - Conditional Use Retail Goods Establishment
(With Alcoholic Beverages Sales) - 2600 North Howard Street**

CITY COUNCIL COMMITTEES

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John Bullock
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Jennifer Coates

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Kristerfer Burnett
Ryan Dorsey
Danielle McCray
Sharon Green Middleton
Isaac "Yitzy" Schleifer
Robert Stokes
Staff: Marguerite Currin

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Erick Costello
Antonio Glover
Phylicia Porter
Odette Ramos
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James Torrence
Staff: Richard Krummerich



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0055

**Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) -
 2600 North Howard Street**

Sponsor: Councilmember Stokes

Introduced: March 22, 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 2600 North Howard Street, as outlined in red on the accompanying plat; and providing for a special effective date.

Effective: The date it is enacted.

Agency Reports

Planning Commission	Favorable/Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	Favorable
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Police Department	
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Section(s) 5-201(a) and Table 10-301 (C-2), Baltimore City Revised Code (Edition 2000).

Background

Bill 21-0055, if approved, would permit the establishment, maintenance and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2600 North Howard Street. The property is zoned commercial, C-2. The site also lies in the Remington National Register Historic District. Retail goods establishments (with alcoholic beverage sales) situated in a C-2 Zoning District require approval by ordinance.

The site is currently owned by 2600 N. Howard Street LLC. The property is improved with a one-story detached commercial building. There is an off-street parking area on the site.

C-2 Zoning District

According to Article 32 – Zoning, a C-2 Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles. C-2 District standards are crafted to ensure compatibility among neighboring residential, commercial, and entertainment uses; maintain the proper scale of commercial use; and maintain a balance between high traffic volume and pedestrian circulation.

Retail Goods Establishment

A retail goods establishment sells goods, wares, or other merchandise directly to consumers. The conditional use establishment proposed in Bill 21-0055 will include the sale of alcoholic beverages.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 21-0055, Baltimore City Code, Article 32 - Zoning

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: July 17, 2021

**CITY OF BALTIMORE
COUNCIL BILL 21-0055
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: 2600 N. Howard Street, LLC

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

Telephone: 410-727-6600

Introduced and read first time: March 22, 2021

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Transportation, Baltimore Development Corporation, Police Department, Fire Department, Parking Authority of Baltimore City, Baltimore City Board of Liquor License Commissioners

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) –**
3 **2600 North Howard 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 2600 North Howard Street, as outlined in red on the accompanying plat; and
7 providing for a special effective date.

8 BY authority of

9 Article - Zoning

10 Section(s) 5-201(a) and Table 10-301 (C-2)

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 2600 North Howard
16 Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
17 City Zoning Code §§ 5-201(a) and Table 10-301 (C-2), subject to the condition that the retail
18 goods establishment (with alcoholic beverages sales) complies with all applicable federal, state,
19 and local licensing and certification requirements.

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

Council Bill 21-0055

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.

PROJECT TITLE:
SITE PLAN

PROPERTY ADDRESS:
 2600 N. Howard St
 Baltimore, MD 21211
 SECTION: 04
 WARD: 12
 BLOCK: 3639
 LOT: 096

OWNER:
 2600 N. Howard St, LLC
 301 W. 29th Street, #2002
 Baltimore, MD 21211

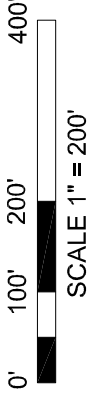
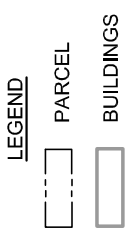
APPLICANT
 Spareparts, LLC
 13501 Falls Rd
 Cockeysville, MD 21030

PLAN DRAWN BY:
 CityScape Engineering,
 LLC
 3000 Chestnut Ave #340
 Baltimore, MD 21211
 Kelly Lindow
 Phone: (410) 601-3290



SCALE:	1" = 200'
DATE:	03/04/2021
SHEET NO.:	1 OF 1

- GENERAL NOTES:**
1. PROPERTY AREA:
22,750 SF
 2. DEED ¹⁶⁹⁴/₅₀₅
 3. ZONING: C-2
COMMUNITY
COMMERCIAL
 4. ADJACENT
ZONING: R-7, R-8,
C-1, OR-2 AND I-2



SCALE 1" = 200'



1 SITE PLAN

SIGNATURE	SIGNATURE
BALTIMORE CITY COUNCIL PRESIDENT	BALTIMORE CITY MAYOR

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

21-0055 AGENCY REPORTS

Planning Commission	Favorable/Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Police Department	
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	City Council Bill #21-0055 / Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2600 North Howard Street		

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 #21-0055, 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 2600 North Howard 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 #21-0055, 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 #21-0055 be amended and 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 2600 N. Howard Street LLC
Ms. Amy Rappole, Legislative Reference



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

May 13, 2021

REQUEST: City Council Bill #21-0055/ Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2600 North Howard 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 2600 North Howard Street, as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Amendment, and Approval as amended

Amendments:

1. Insert “A Portion of” immediately before “2600 North Howard Street” in bill title;
2. Revise legislative purpose statement to read in part: “... on a portion of the property known as 2600 North Howard Street, as shown in yellow on the accompanying floor plan [plat]; ...”
3. In Section 1, revise the third line to read in part: “... on a portion of the property known as 2600 North Howard Street, in an area not to exceed 700 square feet of floor area, as shown in yellow on the floor plan accompanying this Ordinance, ...”
4. Replace the Site Plan dated 03/04/2021 and used in lieu of the plat referred to in the bill with the floor plan dated May 6, 2021 showing “Proposed Retail Goods Establishment (with alcoholic beverage sales), Area = 696 Square Feet / Proposed Floor Plan”.

STAFF: Martin French

PETITIONERS: Councilmember Stokes, at the request of 2600 N. Howard Street LLC

OWNER: 2600 N. Howard Street LLC

SITE/GENERAL AREA

Site Conditions: This property is located on the northwest corner of the intersection of Howard and 26th Streets. The property measures approximately 306’11” along the north side of 26th Street and 79’8” along the west side of Howard Street. It is currently improved with a one-story detached commercial building measuring approximately 70’ by 160’, with an off-street parking area behind the building accessible from 26th Street. The sidewalk along Howard Street is over 20’ wide from the front wall of the building to the existing tree pits. The sidewalk along 26th Street is over 14’ wide from the side wall of the building to the existing lamp-posts. Pursuant to approval given by the Board of Municipal and Zoning Appeals in 2016, an outdoor seating and

dining area has been created in the triangle formed by closure of the overly-wide roadbed of 26th Street where it meets Howard Street; the central feature of this community amenity is a large fire-pit. The property is in the C-2 zoning district, in which a retail goods establishment with alcoholic beverages sales is a conditional use requiring approval by ordinance.

General Area: This property is located in the Remington National Register Historic District and community. This Historic District is comprised predominantly of buildings constructed in the latter portion of the 19th Century, with two- and three-story row-housing being the most commonly encountered type of building. Across 26th Street is a railroad cut used regularly for freight traffic that divides the Remington community into two geographic parts. Across Howard Street is the Miller Court building, a renovated four-story industrial building now used as work-force housing designed for teachers. To the east of this property is the Charles Village community. This property is thus located where two communities meet.

HISTORY

The Remington District was placed on the National Register of Historic Places on January 17, 2017. This property was rezoned from M-1 to C-2 during the comprehensive zoning process associated with adoption of the current Zoning Code which became effective on June 5, 2017. The Remington Plan was accepted by the Planning Commission in 2018, and includes this statement: “Welcome commercial uses of a variety of sizes and functions in the neighborhood, particularly those that encourage greater social interaction: The community will welcome conversions of old industrial and commercial sites to new uses that are compatible with the existing residential community.”

ANALYSIS

Background: This corner property previously was both a restaurant and a retail goods establishment with no alcoholic beverages sales. The petitioner seeks to expand the scope of retailing on the premises by adding sale of alcoholic beverages to an existing array of goods for sale in the established retail sales area of the existing structure.

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 on a portion of the property known as 2600 North Howard Street would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, and there is no 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 residential type was originally single-family owner-occupancy rowhouses as well as some residential mixed-use "corner stores", while the predominant commercial type is scattered structures and serves primarily various sections of the Remington community. For this reason, it is unlikely that the proposed use would impair present or future development of the Remington or Charles Village communities. There is reasonable proximity of 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 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 location two blocks away in the Remington community. While consistent with the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan. Converting a retail goods establishment with no alcoholic beverages sales to a retail goods establishment with alcoholic beverages sales, with no enlargement of the existing structure on the property or of the area within the existing structure that is to be used for retail goods establishment with alcoholic beverages sales purposes, would not be inconsistent with the intent and purpose of the Zoning Code.

Equity considerations: The subject property is within 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 Remington community that would result from approving or disapproving the proposed action. The proposed action would neither ameliorate nor aggravate existing patterns of inequity that persist in Baltimore. The community, represented by two associations named below, has been involved in discussing and reviewing the proposed action. To the extent that these associations represent the interest of residents of the Remington community, residents have been included in planning for this proposed relocation of a liquor license for retail sales of alcoholic beverages within that community. There would be no effect on internal operations of the Department of Planning resulting from approval of the proposed action.

Notification: The Greater Remington Improvement Association and the Remington Neighborhood Alliance have been notified of this action.



Chris Byer
Director

Attachment: Floor plan dated May 6, 2021



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

MAY 6, 2021



CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

L,
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

June 17, 2021

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: **CC Bill #21-0055– Conditional Use Retail Goods Establishment (With
Alcoholic Beverages Sales) -2600 North Howard Street**

Ladies and Gentlemen:

City Council Bill No. 21-0055 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.


The purpose of City Council Bill No. 21-0055 is for permitting, subject to certain conditions, the establishment, maintenance, and operation of retail goods establishment (with alcoholic beverage sales) on the property known as 2600 North Howard Street; and providing for a special effective date. The BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

Kathleen Byrne

Kathleen Byrne
Acting Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0055		

TO: Mayor Brandon M. Scott
TO: Economic & Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
RE: Council Bill – 21-0055

DATE: 6/17/21

INTRODUCTION – Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales)
- 2600 North Howard 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 2600 North Howard Street, as outlined in red on the accompanying plat; and providing for a special effective date.

COMMENTS – Council Bill 21-0055 seeks a conditional use to allow 2600 Howard Street to operate as a retail good establishment, with alcoholic beverage sales. 2600 Howard Street is the former location of Parts & Labor restaurant and Single Carrot Theater.

AGENCY/DEPARTMENT POSITION – The Department of Transportation foresees no direct fiscal or operational impact resulting from the advancement of Council Bill 21-0055. The Department of Transportation has **no objection** to Council Bill 21-0055. 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

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

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

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 21-0055 - Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2600 North Howard Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0055 for form and legal sufficiency. The bill permits, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2600 North Howard Street. It provides for an immediate effective date.

This property is zoned C-2, which requires the condition use to be approved by ordinance. City Code, Art. 32, Table 10-301. Under the City 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). Moreover, the finding must be guided by 14 “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development”: “the resulting traffic patterns and adequacy of proposed off-street parking”; etc. See Art. 32, § 5-406(b).

The Law Department notes that the Planning Commission’s Report (“Report”) provides facts sufficient to lawfully approve this bill.

The Law Department further notes 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 facts identical or similar to those established in the Report, the Law Department is prepared to approve the bill for form and legal sufficiency.

Sincerely,

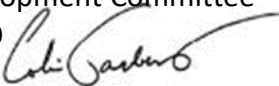
Victor K. Tervala

Victor K. Tervala
Chief Solicitor

cc: James L. Shea, City Solicitor
Nina Themelis, Mayor’s Office of Government Relations
Nikki Thompson, Director of Legislative Affairs
Matthew Stegman, Director of Fiscal and Legislative Services
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor



MEMORANDUM

DATE: April 28, 2021
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Support
SUBJECT: City Council Bill No. 21-0055
Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2600 North Howard Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0055 introduced by the Councilmember Stokes at the request of 2600 N. Howard Street, LLC.

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 2600 North Howard Street, as outlined in red on the accompanying plat; and providing for a special effective date.

BRIEF HISTORY

This Bill will provide for a new general store and butcher to fill a previously vacant space.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation **Supports** City Council Bill No. 21-0055.

If you have any questions, please do not hesitate to contact Kimberly Clark at kclark@baltimoredevelopment.com.

[RT]

FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. -21202
	SUBJECT	City Council Bill #21-0055 Zoning Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) 2600 North Howard Street

CITY OF
BALTIMORE

MEMO



TO

**The Honorable Nick J. Mosby, President
And All Members of the Baltimore City Council
City Hall, Room 408**

DATE:
April 5, 2021

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 2600 North Howard Street, as outlined in red on the accompanying plat; and providing for a special effective date.

The Baltimore City Fire Department has no objections to City Council Bill #21-0055 as written.



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: April 12, 2021

Subject: City Council Bill 21-0055

I am herein reporting on City Council Bill 21-0055 introduced by Councilmember Stokes at the request of 2600 N. Howard Street, LLC.

The purpose of this bill is to permit the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2600 North Howard Street.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking. Parking requirements will be based on the underlying zoning and the standards in the Zoning Code. A site visit was conducted during the month of April. There is on-street parking around the lot at 2600 N Howard. The PABC does not manage any programs in the area. When building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0055.

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Bill 21-0055 COMMUNICATIONS

- Phong Le, President - Greater Remington Improvement Association – Dated March 24, 2021 - Supports



March 24, 2021

Baltimore City Council Economic and Community Development Committee
Attention: Ms. Jennifer Coates
100 N. Holliday Street
Baltimore, MD 21202

Chair Green Middleton and Members of the Economic and Community Development Committee:

The Greater Remington Improvement Association is writing to **express our unconditional support for CB #21-0055 - Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - 2600 North Howard Street.**

The owner of John Brown General and Butchery and representatives from Seawall Development met with the GRIA Land Use Committee on Wednesday, March 3rd, 2021 and presented their intention to pursue a Class B license as well as legislation to permit transfer of an existing Class A Beer, Wine, and Liquor License to the property. The GRIA Land Use Committee voted to support both requests unconditionally, and that vote was affirmed by the full GRIA Board on Wednesday, March 10th, 2021.

GRIA also held a memorandum of understanding with the prior tenant and property owner to maintain the fire pit as a public space. This memorandum has been updated and agreed upon by the property owner and new tenants.

We are thrilled to see this property reopen and support our community with butchery, general store needs, alcohol, and restaurant space, and **encourage the committee and full council to support this legislation and expedite its passage.**

Sincerely,

Phong Le
President

Corey Jennings
Vice President

Aaron Brewer
Secretary

Emma Simpson
Treasurer

Jed Weeks
Land Use Chair

Board Members at Large

Samuel Beirne
Shannon Conway
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COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Bill 21-0055 AMENDMENTS

- Planning Commission – Department of Planning – Dated
7-19-21

**AMENDMENTS TO COUNCIL BILL 21-0055
(1st Reader Copy)**

By: Department of Planning
{To be offered to the Economic and Community Development Committee}

Amendment No. 1

On page 1, in line 3, before “2600”, insert “A Portion of”; and, on that same page, in line 5, after “on”, insert “a portion of”; and, on that same page, in line 6, after the comma, insert “in an area not to exceed 700 square feet of floor area,”; and, on that same page, in that same line, strike “outlined in red” and substitute “shown in yellow”; and, on that same page, in that same line, strike “accompanying plat” and substitute “floor plan dated May 6, 2021, accompanying this Ordinance”; and, on that same page, in line 15, after “on”, insert “a portion of”; and, on that same page, in line 16, after the first comma, insert “in an area not to exceed 700 square feet of floor area,”; and, on that same page, in line 16, strike “outlined in red” and substitute “shown in yellow”; and, on that same page, in that same line, strike “plat” and substitute “floor plan dated May 6, 2021,”.