

Introduced by: Councilmember Henry

At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center
Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207
Telephone: 443-454-0895

Prepared by: Department of Legislative Reference

Date: April 3, 2019

Referred to: LAND USE REGULATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0371

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Banquet Hall –
4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

BY authority of

Article 32 - Zoning
Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of
Council Bill 19-0335)
Baltimore City Revised Code
(Edition 2000)

****The Introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Baltimore City Public School System | <input type="checkbox"/> Department of Public Works |
| <input checked="" type="checkbox"/> Baltimore Development Corporation | <input type="checkbox"/> Department of Real Estate |
| <input checked="" type="checkbox"/> City Solicitor | <input type="checkbox"/> Department of Recreation and Parks |
| <input type="checkbox"/> Comptroller's Office | <input checked="" type="checkbox"/> Department of Transportation |
| <input type="checkbox"/> Department of Audits | <input checked="" type="checkbox"/> Fire Department |
| <input type="checkbox"/> Department of Finance | <input type="checkbox"/> Health Department |
| <input type="checkbox"/> Department of General Services | <input type="checkbox"/> Mayor's Office of Employment Development |
| <input checked="" type="checkbox"/> Department of Housing and Community Development | <input type="checkbox"/> Mayor's Office of Human Services |
| <input type="checkbox"/> Department of Human Resources | <input type="checkbox"/> Mayor's Office of Information Technology |
| <input type="checkbox"/> Department of Planning | <input type="checkbox"/> Office of the Mayor |
| <input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Police Department |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Boards and Commissions

- | | |
|--|---|
| <input type="checkbox"/> Board of Estimates | <input type="checkbox"/> Environmental Control Board |
| <input type="checkbox"/> Board of Ethics | <input type="checkbox"/> Fire & Police Employees' Retirement System |
| <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals | <input type="checkbox"/> Labor Commissioner |
| <input type="checkbox"/> Comm. for Historical and Architectural Preservation | <input checked="" type="checkbox"/> Parking Authority Board |
| <input type="checkbox"/> Commission on Sustainability | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Employees' Retirement System | <input type="checkbox"/> Wage Commission |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

CITY OF BALTIMORE
ORDINANCE **19-299**
Council Bill 19-0371

Introduced by: Councilmember Henry

At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center

Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207

Telephone: 443-454-0895

Introduced and read first time: April 15, 2019

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: September 9, 2019

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Banquet Hall –**
2 **4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
4 operation of a banquet hall on the property formerly known as 4339 York Road, which is
5 now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as
6 outlined in red on the accompanying plat; and making this ordinance subject to a certain
7 contingency.

8 BY authority of

9 Article 32 - Zoning

10 Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of

11 Council Bill 19-0335)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the establishment, maintenance, and operation of a banquet hall on the
16 property formerly known as 4339 York Road, which is now a portion of the property known as
17 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the plat accompanying this
18 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 14-302, and Table 11-
19 301 (contingent on the enactment of Council Bill 19-0335), subject to the ~~condition that the~~
20 following conditions:

- 21 1. The Bong County Liberia/Maryland USA Educational and Cultural Foundation, Inc.,
22 (BCLMUECF) the owner of the property and its designees, successors, or assigns,
23 must:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 19-0371

- 1 a. employ an insured, licensed, and bonded security company for all events
2 taking place after 5:00 p.m., with sufficient State of Maryland-certified
3 security personnel, to handle the number of patrons expected;
- 4 b. keep noise levels within the requirements of the Title 9 {Noise Regulation} of
5 the City's Health Code, keep all doors and windows closed when using any
6 amplification, and must address any noise complaints immediately;
- 7 c. manage directly all events held on the premises, with an employee required to
8 be on site at all times when an event is held;
- 9 d. ensure that at any event, at which alcohol is served, there be 1 person on-site
10 at all times who is certified by an approved alcohol awareness program;
- 11 e. ensure that any food provided at any event must be provided by a licensed
12 caterer;
- 13 f. ensure that no admission fee may be charged at the door for any event and that
14 the general public may not be admitted;
- 15 g. ensure that if alcohol is served at an event, all patrons must be 21 years or
16 older and that identification must be checked at the door;
- 17 h. maintain all exterior lighting in proper working order, with needed repairs to
18 be done within 72 hours of notice, and the lighting will be turned on, at
19 minimum, from dusk until dawn and must be pointed in the direction of the
20 sidewalks and the rear of the property;
- 21 i. operate the banquet hall only between the hours of 5 a.m and 12 a.m during
22 the first 12 months of its operation, and only after 12 months of continuous
23 may BCLMUECF apply for a Late Night Commercial Operations License;
- 24 j. keep the exterior premises, including the adjoining sidewalks and gutters, free
25 of litter, debris, trash, and discarded bottles, with all litter being removed daily
26 and any graffiti cleaned from the facade of the property within 5 calendar
27 days;
- 28 k. adhere to all laws and regulations regarding signage and may not post any
29 advertisements for tobacco or alcohol in a manner that would make such
30 advertisements visible from the exterior of the premises;
- 31 l. discourage illegal activity from occurring within or nearby the premises of the
32 banquet hall and must immediately report all instances and suspected
33 instances of criminal activity, including but not limited to loitering, public
34 drunkenness, fighting, and suspected drug transactions;
- 35 m. identify at least 1 contact person to receive communications from the Wilson
36 Park Northern Neighborhood Association, and, by email or written letter, the
37 Association must be notified within 1 day of any changes to the identity of the
38 contact person, the person's telephone number, or email address; and

Council Bill 19-0371

1 n. make every effort to respond to community concerns, including but not
2 limited to noise, littering, loitering, illegal activity, etc., and make any needed
3 repairs, adjustments, and contact the Baltimore City Police Department for
4 assistance.

5 2. If live entertainment is allowed under its permit, BCLMUECF and its tenants may
6 hire DJ's, but may not have live performers.

7 3. No third party promoter, as defined in Article 32 - Zoning, § 1-303(2), may be
8 involved in the promotion of or profit from any events.

9 4. The banquet hall ~~complies~~ must comply with all applicable federal, state, and local
10 licensing and certification requirements.

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

19 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
20 after the date it is enacted, contingent on the taking effect of Council Bill 19-0335, the Ordinance
21 that provides that banquet halls are allowed as a conditional use requiring approval by Ordinance
22 of the Mayor and City Council in the I-MU Zoning District. If Council Bill 19-0335 does not
23 become effective, this Ordinance will be abrogated and of no further effect.

Council Bill 19-0371

SEP 23 2019

Certified as duly passed this _____ day of _____, 20__



President, Baltimore City Council

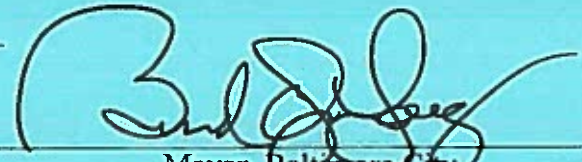
Certified as duly delivered to His Honor, the Mayor,

this _____ day of SEP 23 2019, 20__



Chief Clerk


Approved this 30th day of Sept., 2019



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 26th Day of September 2019



Chief Solicitor

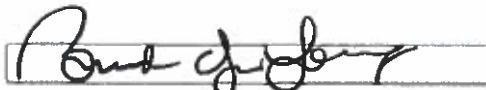
**SHEET NO. 16 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

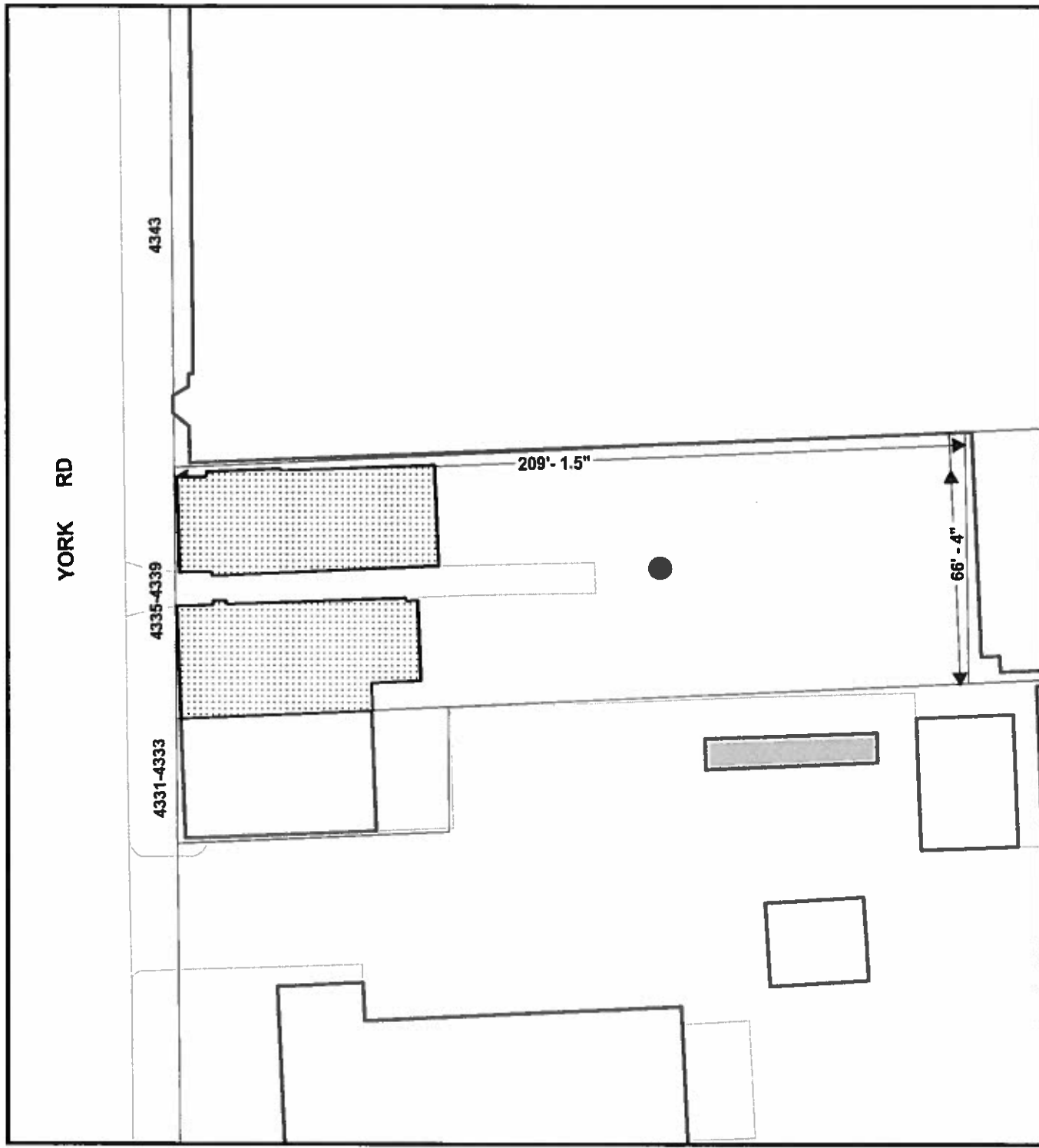
In Connection With The Property
Known As No. 4335-4339 YORK ROAD.
The Applicant Wishes To Request A
Conditional Use Banquet Hall On The
Property Formerly Known As 4339 York Road,
Which Is Now A Portion Of The Property
Known As 4335-4339 York Road, As
Outlined In Red Above.

WARD 27 SECTION 42
BLOCK 5211 LOT 12


MAYOR


PRESIDENT CITY COUNCIL





YORK RD

4343

4335-4339

4331-4333

209'-1.5"

66'-4"



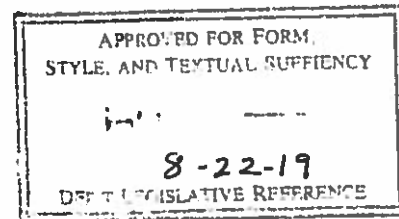
Scale: 1" = 40'

4335 - 4339 YORK ROAD

Sheet #2

RPE 3-12-19





AMENDMENTS TO COUNCIL BILL 19-0371
(1st Reader Copy)

By: Land Use Committee

Amendment No. 1

On page 1, in line 20, strike “condition that the” and insert “following conditions”:

1. The Bong County Liberia/Maryland USA Educational and Cultural Foundation, Inc., (BCLMUECF) the owner of the property and its designees, successors, or assigns, must:
 - a. employ an insured, licensed, and bonded security company for all events taking place after 5:00 p.m., with sufficient State of Maryland-certified security personnel, to handle the number of patrons expected;
 - b. keep noise levels within the requirements of the Title 9 {Noise Regulation} of the City’s Health Code, keep all doors and windows closed when using any amplification, and must address any noise complaints immediately;
 - c. manage directly all events held on the premises, with an employee required to be on site at all times when an event is held;
 - d. ensure that at any event, at which alcohol is served, there be 1 person on-site at all times who is certified by an approved alcohol awareness program;
 - e. ensure that any food provided at any event must be provided by a licensed caterer;
 - f. ensure that no admission fee may be charged at the door for any event and that the general public may not be admitted;
 - g. ensure that if alcohol is served at an event, all patrons must be 21 years or older and that identification must be checked at the door;
 - h. maintain all exterior lighting in proper working order, with needed repairs to be done within 72 hours of notice, and the lighting will be turned on, at minimum, from dusk until dawn and must be pointed in the direction of the sidewalks and the rear of the property;

ADOPTED

- i. operate the banquet hall only between the hours of 5 a.m and 12 a.m during the first 12 months of its operation, and only after 12 months of continuous may BCLMUECF apply for a Late Night Commercial Operations License;
 - j. keep the exterior premises, including the adjoining sidewalks and gutters, free of litter, debris, trash, and discarded bottles, with all litter being removed daily and any graffiti cleaned from the facade of the property within 5 calendar days;
 - k. adhere to all laws and regulations regarding signage and may not post any advertisements for tobacco or alcohol in a manner that would make such advertisements visible from the exterior of the premises;
 - l. discourage illegal activity from occurring within or nearby the premises of the banquet hall and must immediately report all instances and suspected instances of criminal activity, including but not limited to loitering, public drunkenness, fighting, and suspected drug transactions;
 - m. identify at least 1 contact person to receive communications from the Wilson Park Northern Neighborhood Association, and, by email or written letter, the Association must be notified within 1 day of any changes to the identity of the contact person, the person's telephone number, or email address; and
 - n. make every effort to respond to community concerns, including but not limited to noise, littering, loitering, illegal activity, etc., and make any needed repairs, adjustments, and contact the Baltimore City Police Department for assistance.
2. If live entertainment is allowed under its permit, BCLMUECF and its tenants may hire DJ's, but may not have live performers.
 3. No third party promoter, as defined in Article 32 - Zoning, § 1-303(2), may be involved in the promotion of or profit from any events.
 4. The”;

and, on page 1, in line 21, strike “complies” and substitute “must comply”.

**BALTIMORE CITY COUNCIL
LAND USE COMMITTEE
VOTING RECORD**

DATE: August 21, 2019

BILL#: 19-0371

BILL TITLE: Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

MOTION BY: Harry SECONDED BY: Amee

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, Shannon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>			
TOTALS	<u>8</u>			

CHAIRPERSON Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

LAND USE COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 19-0371

Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The establishment, location and operation of this property as a banquet hall will not be detrimental to or endanger the public health, security, general welfare, or morals.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The proposed use is not precluded by any other law, including any applicable Urban Renewal Plan.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The authorization would be in harmony with the purpose and intent of the Zoning Code and meets all criteria for approval specified in 5-406(b) of the Zoning Code of Baltimore City.

After consideration of the following, **where applicable (fill out all that are *only* relevant):**

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The Department of Transportation has no objection to the bill.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is located on a block where the PABC does not administer any on-street parking programs. PABC does not oppose passage of the bill as long as the banquet hall meets parking requirements.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties 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;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use would not interfere with preservation of cultural and historic landmarks and structures.

(9) the character of the neighborhood;

The proposed use is consistent with the character of the neighborhood along the York Road corridor.

(10) the provisions of the City's Comprehensive Master Plan;

According to the Department of Planning, the proposed action is consistent with LIVE EARN PLAY LEARN, Baltimore City's Comprehensive Master Plan, Play Goal 2: Improve Nightlife, Entertainment, and recreation Experiences for Residents and Visitors. The proposed action also aligns with the York Road Corridor Action Plan, specifically the vision for the southern zone as a place to shop, develop skills, learn, and play on the York Road Corridor.

According to the Baltimore Development Corporation, which supports the bill, allowing the banquet hall use on the basis that I-MU Zoning Districts are opportunities for vacant, underutilized properties to be adaptively re-used; and that banquet halls are an acceptable reuse, subject to the public approval process.

(11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not inconsistent with the provisions of any applicable Urban Renewal Plan.

(12) all applicable standards and requirements of this Code;

The proposed use meets all other applicable standards and requirements of the Zoning Code.

(13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Report

Planning Commission Report, Dated July 22, 2019; Department of Planning Staff Report, Dated May 30, 2019.

Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Ms. K. Remi Lawal-Simmons, Department of Planning
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Elena DiPietro, Department of Law
- Mr. Robert Pipik, Department of Housing and Community Development
- Ms. Laurie Bianca-Pruett, Parking Authority of Baltimore City
- Ms. Christina Moore, Baltimore Development Corporation
- Mr. Nicholas Blendy, Office of the Mayor

Written – Submitted by: (Include documents that have relevant facts only)

- Planning Commission Report, Dated July 22, 2019;
- Department of Planning Staff Report, Dated May 30, 2019
- Parking Authority of Baltimore City, Dated May 17, 2019
- Department of Housing and Community Development, Dated August 7, 2019
- Department of Transportation, Dated May 3, 2019
- Baltimore Development Corporation, June 4, 2019

LAND USE COMMITTEE:


Chairman

Chairman

Member

Member

Member


Member

Member

Member

Member

Member



10/1/20

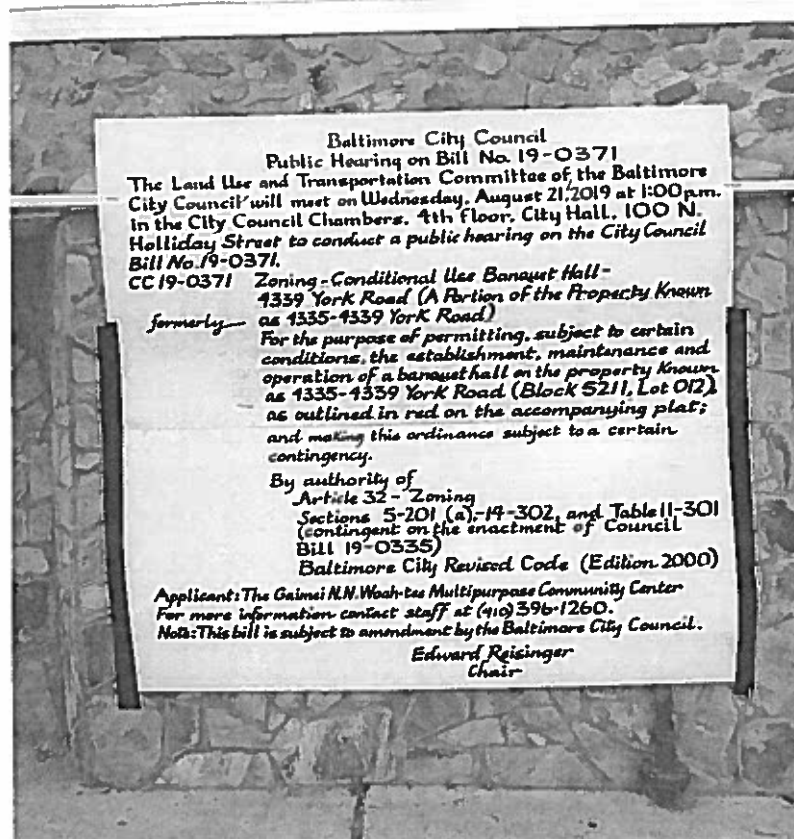
11

12

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.:

Today's Date: August 1, 2019

(Place a picture of the posted sign in the space below.)



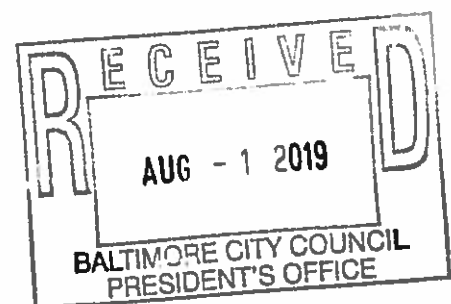
Address: 4339 York Rd.

Date Posted: July 31, 2019

Applicant's Name: Ghorpu Woah-tee

Address: 3106 Woodford Place

Telephone: 443-454-0895



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



100 100

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #19-0371 / ZONING – CONDITIONAL USE BANQUET HALL – 4339 YORK ROAD (A PORTION OF THE PROPERTY KNOWN AS 4335-4339 YORK ROAD)

CITY of
BALTIMORE
MEMO



TO

DATE:

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

July 22, 2019

At its regular meeting of May 30, 2019, the Planning Commission considered City Council Bill #19-0371, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0371 and adopted the following resolution:

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

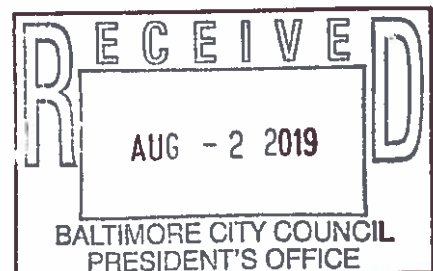
- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest;
- is in harmony with the purpose and intent of that article; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0371 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





Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Chris Ryer
Director*

May 30, 2019

REQUEST: City Council Bill #19-0371/ Zoning – Conditional Use Banquet Hall – 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

RECOMMENDATION: Approval

STAFF: K. Reni Lawal-Simmons

PETITIONER: Councilman Henry, at the request of Cecelia Woah-tee

OWNER: Cecelia Woah-tee

SITE/GENERAL AREA

Site Conditions: The property known as 4339 York Road is located on the east side of York Road, approximately 355' north of the intersection with 43rd Street. This property measures approximately 66' by 209' and is currently improved with a two-story detached structure with a structural area that measures 5749 square feet. The property is zoned I-MU.

General Area: This site is located within the Wilson Park neighborhood boundaries which is mostly comprised of single family detached and rowhome structures except along the York Road Corridor. Along the southern portion of York Road, between East 43rd Street and East Cold Spring Lane, there is a mix of industrial and commercial structures that line the corridor. Additionally, there is a block, just below East Cold Spring Lane, with residential structures that have first floor store fronts.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, Baltimore City's Comprehensive Master Plan, Play Goal 2: Improve Nightlife, Entertainment, and Recreation Experiences for Residents and Visitors. The proposed action also aligns with the York Road Corridor Action Plan, specifically the vision for the southern zone as a place to shop, develop skills, learn, and play on the York Road Corridor.

ANALYSIS

Background: A banquet hall is conditional by ordinance in the Industrial Mixed-Use category of the City's zoning code and subject to use standards found in section 14-302. This legislation will allow the owner to use the existing structure as a banquet hall subject to the use standards and conditions set forth in its definition.

Zoning Analysis: The zoning code states that a banquet hall means an establishment that:

- for which all events are directly managed by the owner of the facility or by a person regularly employed by the owner and responsible to the owner for the on-site management of all events held in that facility and for event arrangements;
- that is used regularly for serving food or beverage provided by the owner or by caterers and suppliers approved in advance by the owner;
- that serves designated groups that, before the day of the event, have reserved the facility for banquets or meetings and provided all insurance certificates, security contracts, off-street parking contracts required by the facility's owner;
- to which the general public is not admitted;
- for which no admission fee is charged at the door; and
- in which no third party promoter is involved or stands to profit.

Conditional Use: Per section 5-406 {Approval Standards} of the City's zoning code,

(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.

The establishment, location, and operation of this property as a banquet hall would not be detrimental to or endanger the public health, safety, or welfare. The proposed use is not precluded by any other law and would not be contrary to public interest. Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed section 5-406 {Required Considerations} of the City's zoning code and finds that the proposed use meets the criteria for approval of a conditional use:

- (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.

Notification: Public notice of this hearing was given by posting of signs meeting Planning Commission specifications on the front of the impacted property, 4335 York Road. Also, the Wilson Park Community Association and Councilman Henry have been notified of this item.



Chris Ryer
Director

CITY OF BALTIMORE



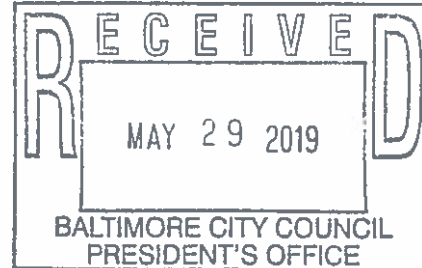
BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

May 23, 2019

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

Favorable



**RE: CC Bill #19-0371 Zoning – Conditional Use Banquet Hall – 4339 York Road
(A Portion of the Property Known as 4335-4339 York Road)**

Ladies and Gentlemen:

City Council Bill No. 19-0371 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. 19-0371 is to permit, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012); subject to the enactment of Council Bill 19-0335.

The BMZA has reviewed the legislation and recommends approval of CC Bill 19-0371.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference

F R O M	NAME & TITLE	Frank Murphy, Acting Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0371	M E M O	

TO: Mayor Bernard C. "Jack" Young
TO: Land Use & Transportation Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0371

DATE: 5/3/19

INTRODUCTION – Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

PURPOSE/PLANS – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

COMMENTS – This bill proposes to allow for the conditional usage of 4339 York Road as a Banquet Hall. The bill as proposed should have no fiscal or operational impact on the Department of Transportation.

AGENCY/DEPARTMENT POSITION – The Department of Transportation has no objection to City Council bill 19-0371.

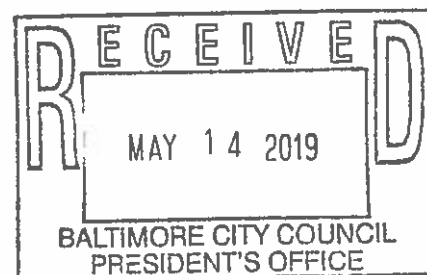
If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Frank Murphy

Frank Murphy
Acting Director

no objection



CITY OF BALTIMORE

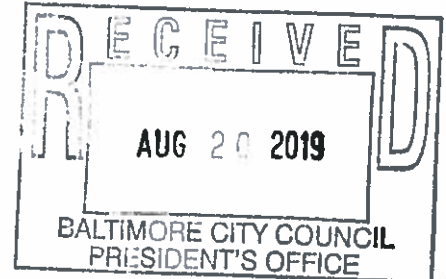
BERNARD C. "JACK" YOUNG,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

August 19, 2019

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 19-0371 - Conditional Use Banquet Hall – 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0371 for form and legal sufficiency. The bill permits, subject to certain conditions, the establishment, maintenance, and operation of a banquet Hall on the property known as 4339 York Road.

This property is zoned I-MU, which, under the Zoning Code, requires banquet halls to be approved by ordinance. City Code, Art. 32, Table 11-301. 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") indicates that the Planning staff has reviewed and commented that the "consideration." 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). It is not clear in the Report what the facts are that were relied on for this determination. **For this reason, the City Council should not rely solely on the Report to establish the necessary facts to lawfully approve this**

fav w/ comments



1000

1000

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conditional use. Instead, the City Council must be presented with and find the necessary facts at the public hearing.

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.

Sincerely yours,



Elena R. DiPietro
Chief Solicitor
Practice Group Chief

cc: Andre Davis, City Solicitor
Nicholas Blendy, Mayor's Office of Government Relations
Caylin Young, Council President's Legislative Liaison
Victor Tervalá, Chief Solicitor
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor



Baltimore
Development Corporation

MEMORANDUM

DATE: June 4, 2019
TO: Land Use and Transportation Committee
FROM: Kimberly A. Clark, Interim President and CEO *KClark*
POSITION: Support
SUBJECT: Council Bill 19-0371: Zoning – Conditional Use Banquet Hall – 4339 York Road

INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to review and respond to City Council Bill 19-0371 introduced by Councilmember Henry at the request of The Gaimel N.N. Woah-tee Multipurpose Center.

PURPOSE

The purpose of this bill is permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road.

BRIEF HISTORY

The property, which previously was used as a multipurpose community resource center, is currently vacant. The owner would like to re-establish the community center in this location and use the property as a rentable banquet hall, which will provide supplemental funding for community center programming.

BDC continues to support City Council Bill 19-0335 allowing for banquet hall use on the basis that I-MU Zoning Districts are opportunities for vacant, underutilized properties to be adaptively re-used; and that banquet halls are an acceptable reuse, subject to the public approval process.

FISCAL IMPACT

NONE

AGENCY POSITION

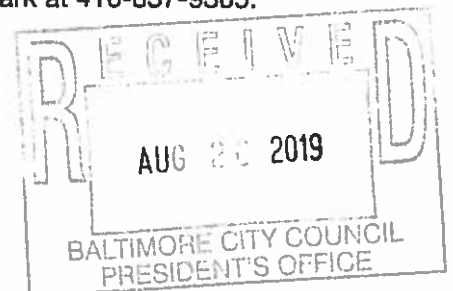
The Baltimore Development Corporation Supports City Council Bill 19-0371.

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

cc: Jeffrey Amoros

[CM]

A





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: August 7, 2019

Re: **City Council Bill 19-0371: Zoning – Conditional Use Banquet Hall – 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

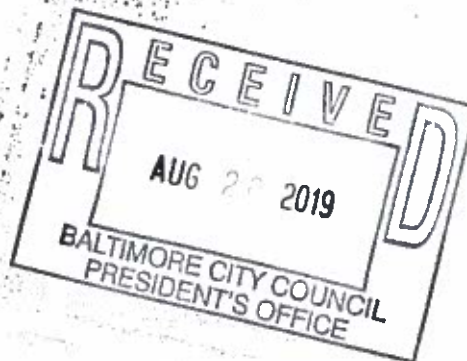
The Department of Housing and Community Development has reviewed City Council Bill 19-0371, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012); and making this ordinance subject to a certain contingency.

If enacted, this bill would allow the applicant to use the property as a banquet hall.

DHCD has no objection to City Council Bill 19-0371.

MB:td

Cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*
Mr. Nicholas Blendy, *Mayor's Office of Government Relations*
Mr. Eric Tiso, *Department of Planning*



no objection

TRANSMITTAL MEMO

TO: Council President Brandon Scott
FROM: Peter Little, Executive Director
DATE: May 17, 2019
RE: Council Bill 19-0371



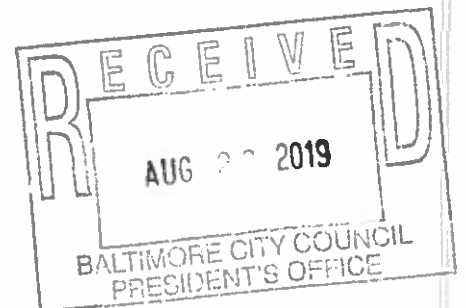
I am herein reporting on City Council Bill 19-0371 introduced by Councilmember Henry at the request of The Gaimei N.N. Woah-tee Multipurpose Community Center.

The purpose of this bill is to permit the establishment, maintenance, and operation of a banquet hall on a portion of the property known as 4335-4339 York Road.

The Parking Authority has reviewed this bill. Zoned as I-MU, banquet halls will be allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council upon the passage of Council Bill 19-0335.

There is an off-street parking requirement of two parking spaces per 1000 square feet of ground floor area as referenced in Table 16-406 of the Zoning Ordinance. The subject site is located on a block where the Parking Authority does not administer any on-street parking programs.

Provided that Council Bill 19-0335 passes and the banquet hall meets parking requirements, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 19-0371.



Does not oppose

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use Committee

Wednesday, August 21, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0371

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 8 - Edward Reisinger, Shannon Sneed, Mary Pat Clarke, Ryan Dorsey, Sharon Green Middleton, Leon F. Pinkett III, Robert Stokes Sr., and Eric T. Costello

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0371

Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

Sponsors: Bill Henry

A motion was made by Councilmember Dorsey, seconded by Councilmember Sneed, that the bill be recommended favorably with amendment. The motion carried by the following vote:

Yes: 8 - Reisinger, Sneed, Clarke, Dorsey, Middleton, Pinkett III, Stokes Sr., and Costello

ADJOURNMENT



HEARING NOTES

Bill: 19-0371

**Zoning - Conditional Use Banquet Hall - 4339 York Road
(A Portion of the Property Known as 4335-4339 York Road)**

Committee: Land Use

Chaired By: Councilmember Edward Reisinger

Hearing Date: August 21, 2019

Time (Beginning): 1:00 PM

Time (Ending): 1:20 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~25

Committee Members in Attendance:

Reisinger, Edward - Chairman

Sneed, Shannon – Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Middleton, Sharon

Pinkett, Leon

Stokes, Robert

- Bill Synopsis in the file? yes no n/a
- Attendance sheet in the file? yes no n/a
- Agency reports read? yes no n/a
- Hearing televised or audio-digitally recorded? yes no n/a
- Certification of advertising/posting notices in the file? yes no n/a
- Evidence of notification to property owners? yes no n/a
- Final vote taken at this hearing? yes no n/a

Motioned by:.....Councilmember Dorsey

Seconded by:.....Councilmember Sneed

Final Vote:.....Favorable with Amendment

Major Speakers
(This is not an attendance record.)

- Mr. Martin French, Department of Planning
- Ms. K. Remi Lawal-Simmons, Department of Planning e
- Mr. Nicholas Blendy, Office of the Mayor
- Ms. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Elena DiPietro, Department of Law
- Mr. Christina Moore, Baltimore Development Corporation
- Mr. Bob Pipik, Department of Housing and Community Development
- Mr. Laura Bianca-Pruett, Parking Authority of Baltimore City

Major Issues Discussed

1. Councilmember Reisinger read the bill's number, title, purpose and public notice certification.
2. Mr. Martin French presented the Planning Commission's favorable recommendation for the bill. He read the Planning Commission's resolution written in a memorandum dated July 22, 2019. He also provided testimony about the required considerations, outlined in Article 32, Section 5-406, that support the Planning Commission's findings and recommendation for approval of the bill. The Planning Department's staff report recommended approval of the project.
3. Councilmember Clarke asked about off-street parking availability, capacity of the banquet hall and ownership. Ms. Remi Lawal-Simmons testified that there are approximately 30 off-street parking spaces in the rear of the building. The fire rated capacity is 1 space for every 10 persons for a total of 30 required spaces. Access to the rear parking lot is from York Road. The community is satisfied with the off-street parking arrangement and has agreed to certain conditions being placed on use of the facility. Ms. Cecelia Woah-tee is the owner.
4. Councilmember Dorsey introduced an amendment at the request of Councilmember Henry, sponsor, which outlines all of the agreed upon conditions for operation of the facility.
5. Mr. Nick Blendy testified that the Department of Transportation has no objection to passage of the bill. He also testified that the Fire Department has no objection to the bill and the Police Departments has no comment.
6. Mr. Derek Baumgardner testified that the Board of Municipal Zoning Appeals is recommending a favorable report.
7. Ms. Elena DiPietro testified that the Law Department can approve the bill for form and legal sufficiency as long as findings of facts are provided to support the bill.
8. Ms. Christina Moore testified that the Baltimore Development Corporation recommends a favorable report for passage of the bill.
9. Ms. Laurie Bianca-Pruett testified that the Parking Authority of Baltimore City is not opposed to passage of the bill. Mr. Martin French explained that according to the Zoning Code the off-street parking requirement was 1 space for every 10 persons and that the off-street parking lot of the facility has the required 30 spaces.
10. Mr. Bob Pipik testified that the Department of Housing and Community Development has no objection to passage of the bill.

- 11. Ms. Elena DiPietro testified that the amendments offered by Councilmember Dorsey generally restate the current law. She offered a change of language to section 1.d. of the amendment which would require that the owner “ensure that at any event, at which alcohol is served, there be 1 person on-site at all times who is certified by an approved alcohol awareness program.”
- 12. The committee approved the findings of facts
- 13. The committee approved amendments and voted to recommend the bill favorable.
- 14. The hearing was adjourned.

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman..... Yea
 Sneed, Shannon, Vice Chair Yea
 Clarke, Mary Pat..... Yea
 Costello, Eric Yea
 Dorsey, Ryan Yea
 Middleton, Sharon Yea
 Pinkett, Leon..... Yea
 Stokes, Robert: Yea

Jennifer L. Coates, Committee Staff



Date: August 21, 2019

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use Committee

Wednesday, August 21, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0371

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0371

Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

Sponsors:

Bill Henry

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, August 21, 2019
1:00 PM**

City Council Bill # 19-0371

Zoning - Conditional Use Banquet Hall - 4339 York Road

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Isaac "Yitzy" Schleifer
Shannon Sneed
Danielle McCray
Staff: Marguerite Currin

CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair
Isaac "Yitzy" Schleifer – Co-
chair
Sharon Green Middleton
Staff: Samuel Johnson

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Leon Pinkett
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HEALTH

Kristerfer Burnett – Chair
Bill Henry - Vice Chair
Mary Pat Clarke
Edward Reisinger
Isaac "Yitzy" Schleifer
Staff: Marguerite Murray

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice
Chair
Kristerfer Burnett
Zeke Cohen
Ryan Dorsey
Bill Henry
Shannon Sneed
Staff: Richard Krummerich

JUDICIARY

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Shannon Sneed
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Mary Pat Clarke
Bill Henry
Danielle McCray
Staff: Samuel Johnson

LEGISLATIVE INVESTIGATIONS

Kristerfer Burnett – Chair
Danielle McCray – Vice Chair
Ryan Dorsey
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Matthew Peters

LAND USE

Edward Reisinger - Chair
Shannon Sneed – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Sharon Green Middleton
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair
Kristerfer Burnett – Vice Chair
Zeke Cohen
Danielle McCray
Leon Pinkett
Shannon Sneed
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Danielle McCray – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- *Larry Greene (pension
only)*

TRANSPORTATION

Ryan Dorsey – Chair
Leon Pinkett – Vice Chair
John Bullock
Staff: Jennifer Coates



BILL SYNOPSIS

Committee: Land Use

Bill 19-0371

Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

Sponsor: Councilmember Henry

Introduced: April 15, 2019

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

Effective: 30th day after the date of enactment contingent on the taking effect of Bill 19-0335. Ordinance 19-261 (Bill 19-0335) was approved on June 17, 2019 and takes effect on the 30th date after enactment.

Hearing Date/Time/Location: August 21, 2019 / 1:00 p.m./ Clarence "Du" Burns Chambers

Agency Reports

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

Parking Authority of Baltimore City	
Police	

Analysis

Current Law

Article 32 – Zoning; Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of Council Bill 19-0335); Baltimore City Revised Code (Edition 2000)

Background

If approved, Bill 19-0371 would permit, subject to certain conditions, the establishment of a banquet hall at 4335 – 4339 York Road. The bill was introduced at the request of Ghorpu Woah-tee, the applicant. Cecelia Woah-tee is the owner of the property which measures 66' x 209'. The two-story, detached dwelling measures 5,749 square feet.

The property, which is zoned I-MU, is situated in the Wilson Park area. The property was rezoned from B-3-2 to I-MU during the Transform Baltimore comprehensive rezoning process. Just south of the site, along the York Road corridor, is a mix of industrial and commercial structures. The site is not situated in an Urban Renewal Plan.

Ordinance 19-261 (Bill 19-0335), approved in June 2019, adds banquet halls to the list of uses allowed in the *Industrial Mixed-Use Zoning Districts (IMU)*. Banquet halls are allowed as a conditional use by Mayor and City Council ordinance, hence Bill 19-0371 was introduced.

According to *Article 32 – Zoning Code; Title 1-303(c)* a banquet hall establishment is described as follows:

(1) In general

“Banquet hall” means an establishment:

- (i) for which all events are directly managed by the owner of the facility or by a person regularly employed by the owner and responsible to the owner for the on-site management of all events held in that facility and for event arrangements;
- (ii) that is used regularly for serving food or beverage provided by the owner or by caterers and suppliers approved in advance by the owner;
- (iii) that serves designated groups that, before the day of the event, have reserved the facility for banquets or meetings and provided all insurance

- certificates, security contracts, off-street parking contracts required by the facility's owner;
- (iv) to which the general public is not admitted;
 - (v) for which no admission fee is charged at the door; and
 - (vi) in which no third party promoter is involved or stands to profit.

(2) Supplemental definition.

In paragraph (1)(vi) of this subsection, "promoter" means a person whose primary business is to organize, schedule, and operate one-time events in various leased venues through wide-scale promotions and advance sales of general admission tickets advertised primarily by flyers, websites, e-blasts, and social media and customarily selling general admission tickets at the door.

(3) Inclusions.

"Banquet hall" includes an establishment that provides live entertainment as an accessory to the use described in paragraph (1) of this subsection.

(4) Exclusions.

"Banquet hall" does not include any restaurant or tavern.

Amendments

To date amendments have not been proposed for the bill.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: August 13, 2019

Direct Inquiries to: (410) 396-1260



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use | Chairperson: Edward Reisinger

Date: August 21, 2019 | Time: 1:00 PM | Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Zoning - Conditional Use Banquet Hall - 4339 York Road | CC Bill Number: 19-0371

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY
John	Doe	100	North Charles Street	21202	Johndoebmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
K. RENT Martin	French		PLANNING Planning		reni.lawrd@balhmore.gov martin.french@baltimorecity.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Christina	Morre		BDE		cmorre@baltimorecity.gov	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Robert	ORPICK		DHCD		stuart.gipik@balhmore.gov	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

**CITY OF BALTIMORE
COUNCIL BILL 19-0371
(First Reader)**

Introduced by: Councilmember Henry

At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center

Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207

Telephone: 443-454-0895

Introduced and read first time: April 15, 2019

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Banquet Hall –**
3 **4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a banquet hall on the property formerly known as 4339 York Road, which is
6 now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as
7 outlined in red on the accompanying plat; and making this ordinance subject to a certain
8 contingency.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of
12 Council Bill 19-0335)

13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
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17 property formerly known as 4339 York Road, which is now a portion of the property known as
18 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the plat accompanying this
19 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 14-302, and Table 11-
20 301 (contingent on the enactment of Council Bill 19-0335), subject to the condition that the
21 banquet hall complies with all applicable federal, state, and local licensing and certification
22 requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
26 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

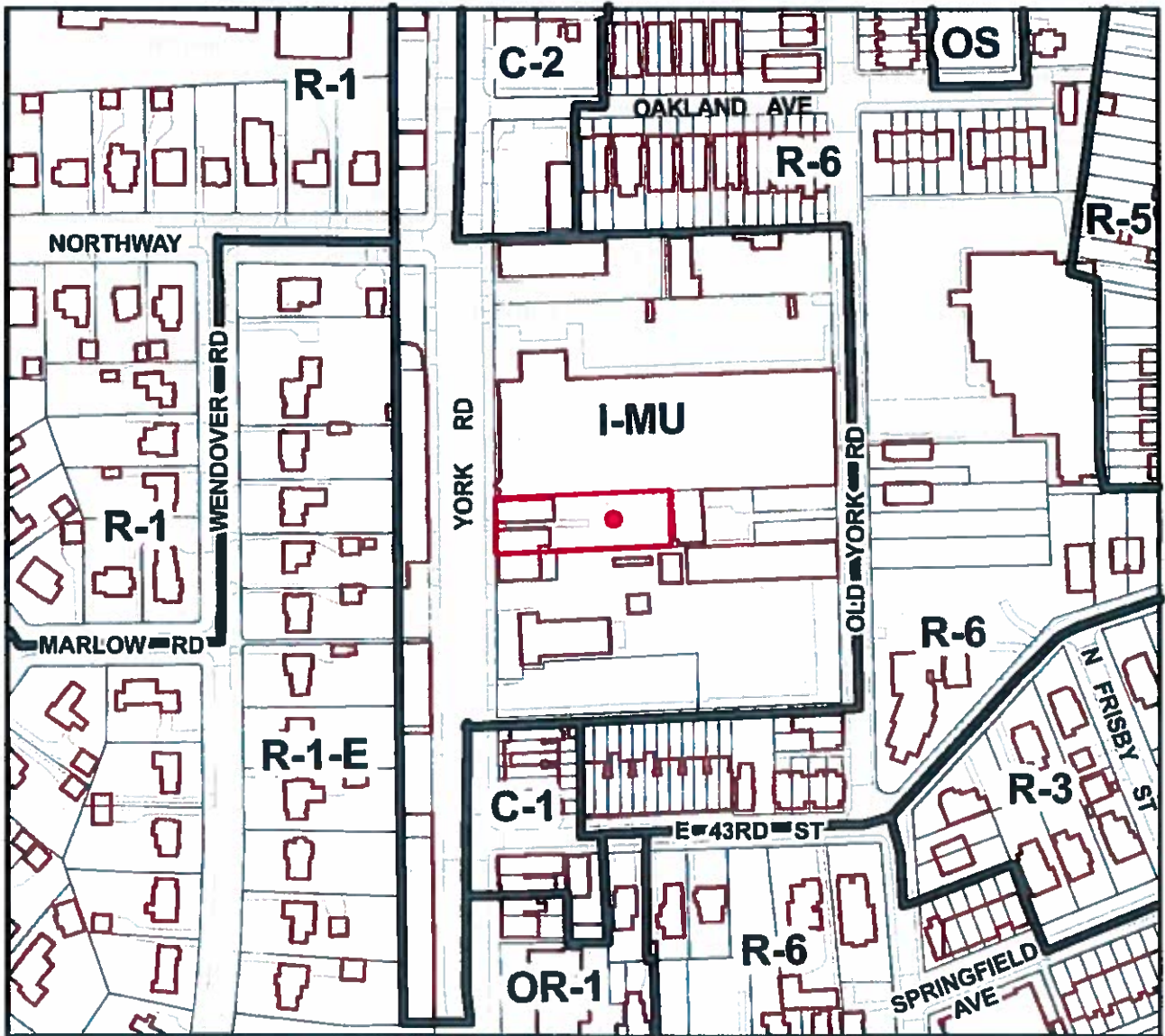
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 19-0371

1 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
2 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
3 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
4 the Zoning Administrator.

5 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
6 after the date it is enacted, contingent on the taking effect of Council Bill 19-0335, the Ordinance
7 that provides that banquet halls are allowed as a conditional use requiring approval by Ordinance
8 of the Mayor and City Council in the I-MU Zoning District. If Council Bill 19-0335 does not
9 become effective, this Ordinance will be abrogated and of no further effect.

**SHEET NO. 16 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



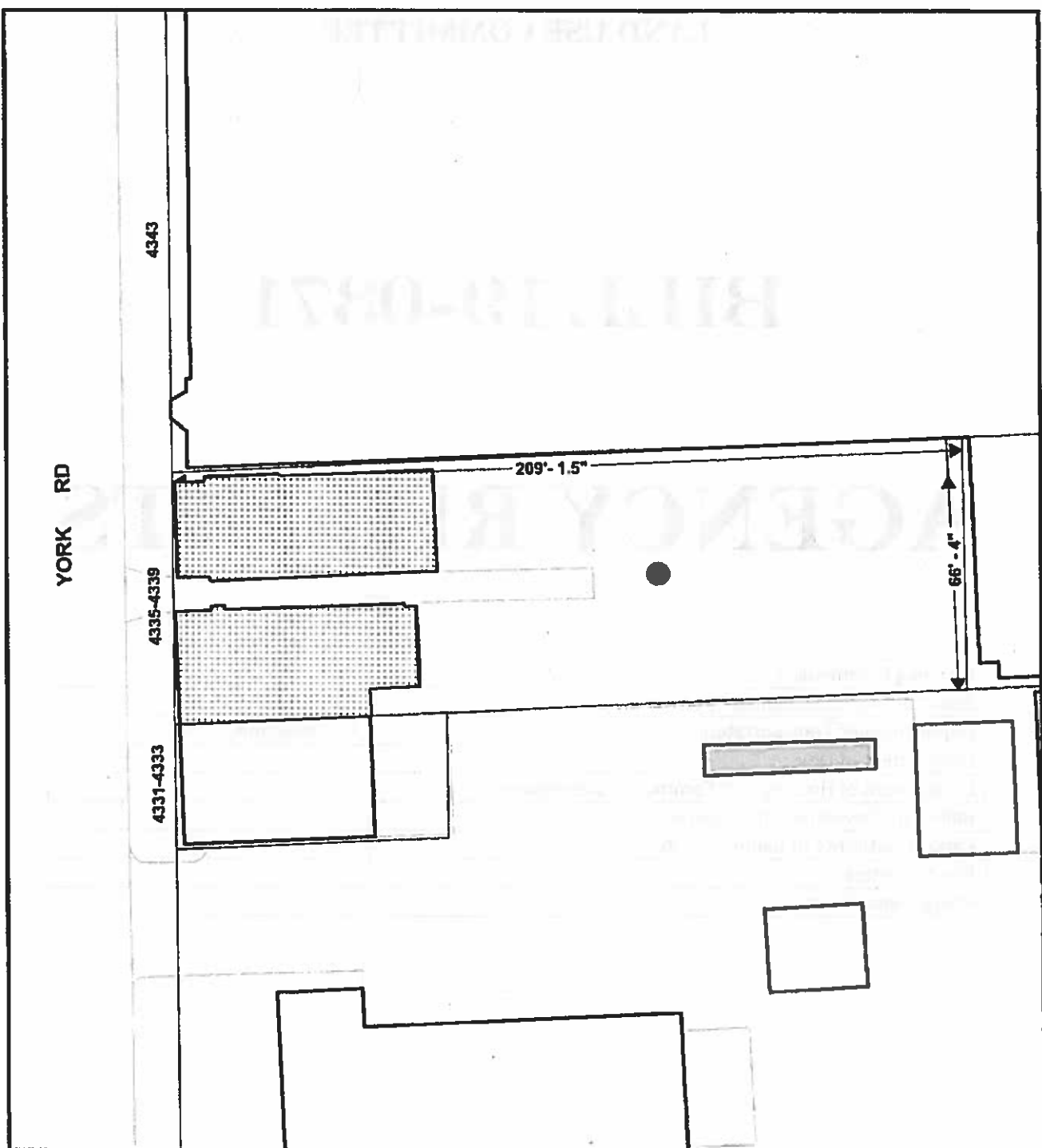
Scale: 1" = 200'

**In Connection With The Property
 Known As No. 4335-4339 YORK ROAD.
 The Applicant Wishes To Request A
 Conditional Use Banquet Hall On The
 Property Formerly Known As 4339 York Road,
 Which Is Now A Portion Of The Property
 Known As 4335-4339 York Road, As
 Outlined In Red Above.**

WARD 27 SECTION 42
 BLOCK 5211 LOT 12

MAYOR

PRESIDENT CITY COUNCIL



Scale: 1" = 40'

4335 - 4339 YORK ROAD

Sheet #2

LAND USE COMMITTEE

BILL 19-0371

AGENCY REPORTS

Planning Commission	Favorable
Board of Municipal Zoning Appeals	Favorable
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	
Fire Department	
Police Department	



Coates, Jennifer

From: Coates, Jennifer
Sent: Monday, July 22, 2019 6:48 PM
To: 'gaimeiwoahteecommunitycenter@gmail.com'
Cc: Kelleher, Kathleen; 'Henry, Bill (email)'; Austin, Natawna B.
Subject: FW: Public Notice Instructions for Bill 19-0371
Attachments: PNI - Letter -19-0371 - CU Banquet Hall.docx; LU Form - Contacts for Sign Posting CU VAR Art 32.docx; A - Sample - Certificate of Posting - Attachment C.docx

Second try

From: Coates, Jennifer
Sent: Monday, July 22, 2019 6:44 PM
Subject: Public Notice Instructions for Bill 19-0371

Ghorpu Woah-tee:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Land Use and Transportation Committee on **August 21, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached contacts list for sign makers and a sample sign posting certificate template.

If you need more information, feel free to contact me.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Jennifer Coates
Committee Staff



Jennifer L. Coates
Senior Legislative Policy Analyst
Office of Council Services
100 N. Holliday Street, Room 415
Baltimore, MD 21202
jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260
Fax: (410) 545-7596

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: The Gaimei N.N. Woah-tee Multipurpose Community Center
c/o Ghorpu Woah-tee

FROM: Jennifer L. Coates, Committee Staff, Land Use Committee,
Baltimore City Council

Date: July 22, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND
VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0371

Date: Wednesday, August 21, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-602 – Major variances: Conditional uses.

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

Sign Must Be Posted By: July 31, 2019
Certificate of Posting Due By: August 16, 2019

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY JULY 31, 2019, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 19-0371

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, August 21, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0371.

CC 19-0371 Zoning - Conditional Use Banquet Hall - 4339 York Road (A Portion of the Property Known as 4335-4339 York Road)

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of Council Bill 19-0335)

Baltimore City Revised Code
(Edition 2000)

Applicant: The Gaimei N.N. Woah-tee Multipurpose Community Center

For more information contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS SIGN POSTING TO:

Ghorpu Woah-tee
3106 Woodford Place, Apt. D.
Gwynn Oak, Maryland 21207
443-454-0895

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-602

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-602. Major variances; Conditional uses.

(a) *Hearing required.*

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) *Notice of hearing required.*

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) *Contents of notice.*

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) *Number and manner of posted notices.*

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(Ord. 16-581; Ord. 17-015.)

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address:

Date Posted:

Applicant's Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-602 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

This office is not associated with any of the above drafting companies, nor do we recommend any specific one.

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**CITY OF BALTIMORE
COUNCIL BILL 19-0371
(First Reader)**

Introduced by: Councilmember Henry

At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center

Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207

Telephone: 443-454-0895

Introduced and read first time: April 15, 2019

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Banquet Hall –**
3 **4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

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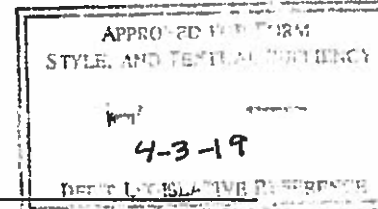
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 19-0371

1 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
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INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Henry
At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center
Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207
Telephone: 443-454-0895

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Banquet Hall –
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Baltimore City Revised Code
(Edition 2000)

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted, contingent on the taking effect of Council Bill 19-0335, the Ordinance that provides that banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council in the I-MU Zoning District. If Council Bill 19-0335 does not become effective, this Ordinance will be abrogated and of no further effect.

STATEMENT OF INTENT

FOR

4339 York Rd

{Address}

1. Applicant's Contact Information:

Name: Ghorpu Woah-tee

Mailing Address: 3106 Woodford Place Apt. D
Gwynn Oak, MD 21207

Telephone Number: 443-454-0895 or 410-207-3622

Email Address: gaimelwoah-teecommunitycenter@gmail.com

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property: The use of the property is a Meeting Banquet Hall

4. Current Owner's Contact Information:

Name: Cecelia Woah-tee

Mailing Address: 1251 E. Belvedere Avenue
Baltimore, MD 21239

Telephone Number: 410-370-3136 or 410-435-1066

Email Address: gaimelwoah-teecommunitycenter@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on March 13, 1997 by deed recorded in the Land Records of Baltimore City in Liber S.E.B. No. 6516 Folio 135.

6. Contract Contingency:

(a) There is _____ is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

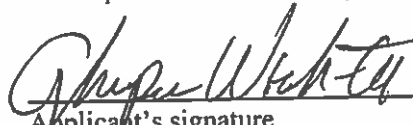
(ii) The purpose, nature, and effect of the contract are: _____

7. Agency:

- (a) The applicant is _____ is not _____ acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

AFFIDAVIT

I, Ghorpu Woah-tee, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

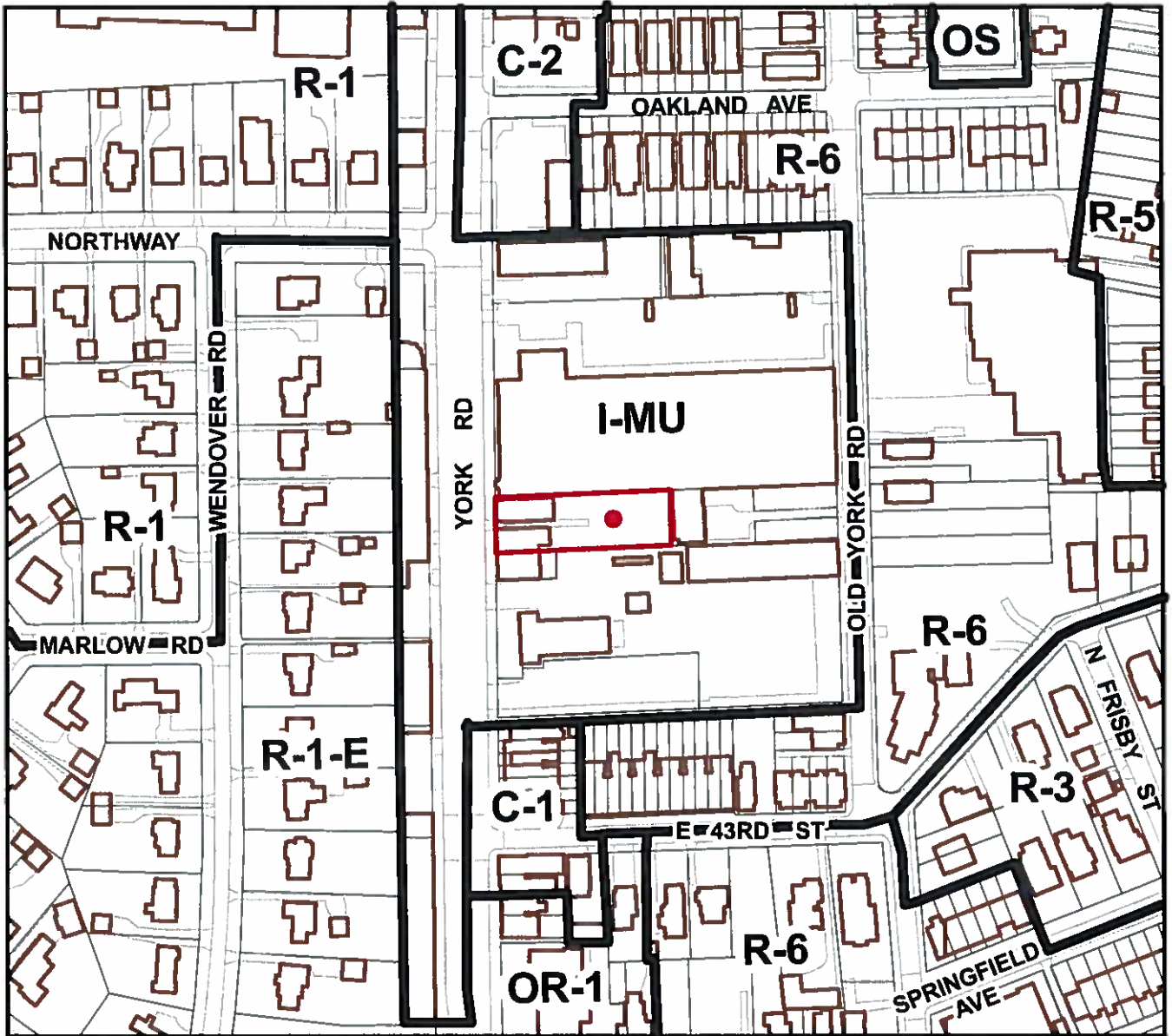


Applicant's signature

3/25/19

Date

**SHEET NO. 16 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

In Connection With The Property
Known As No. 4335-4339 YORK ROAD.
The Applicant Wishes To Request A
Conditional Use Banquet Hall On The
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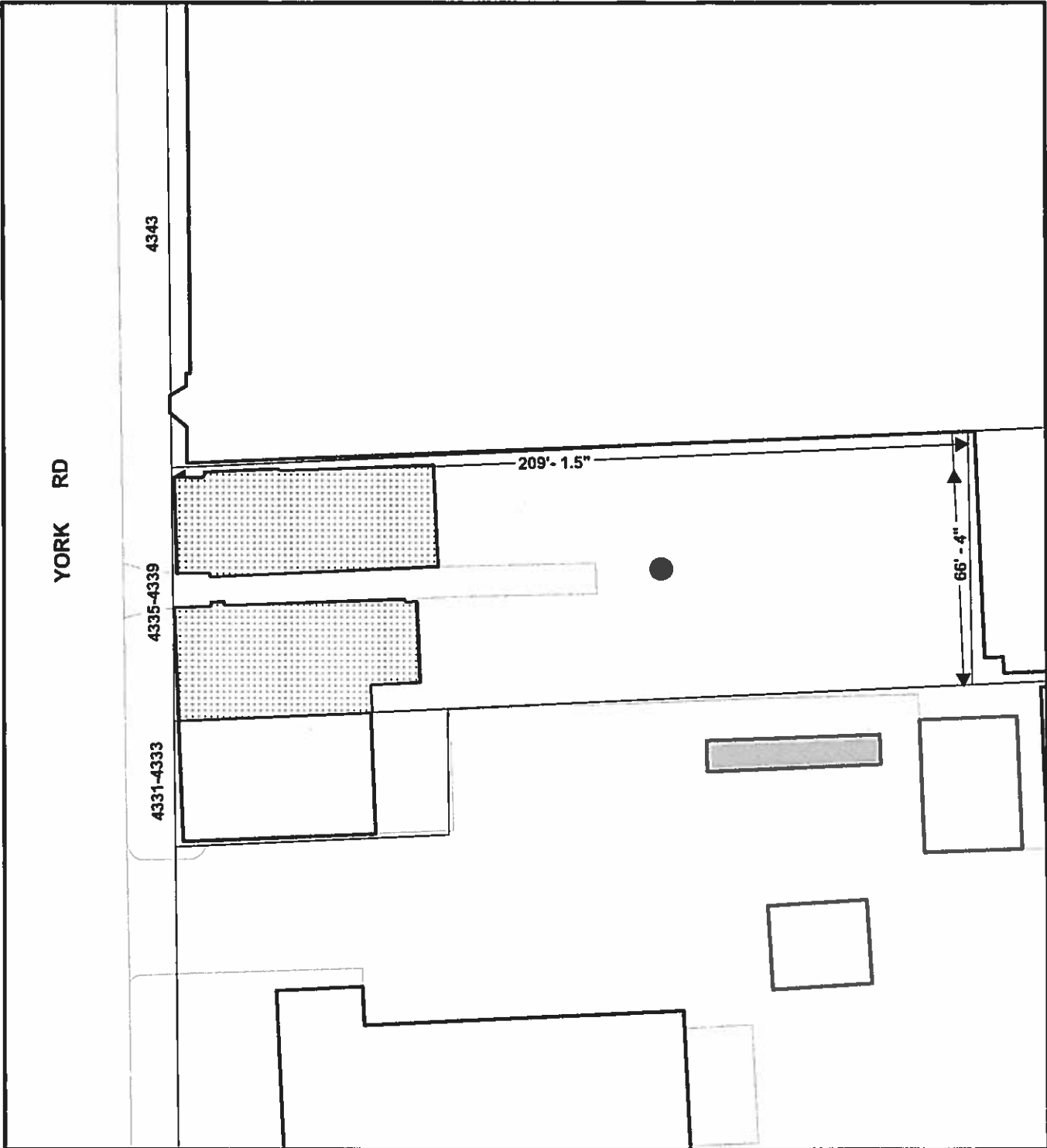
WARD 27 SECTION 42
BLOCK 5211 LOT 12

MAYOR

PRESIDENT CITY COUNCIL



1. 1.



YORK RD

4343

4335-4339

4331-4333

209'-1.5"

66'-4"



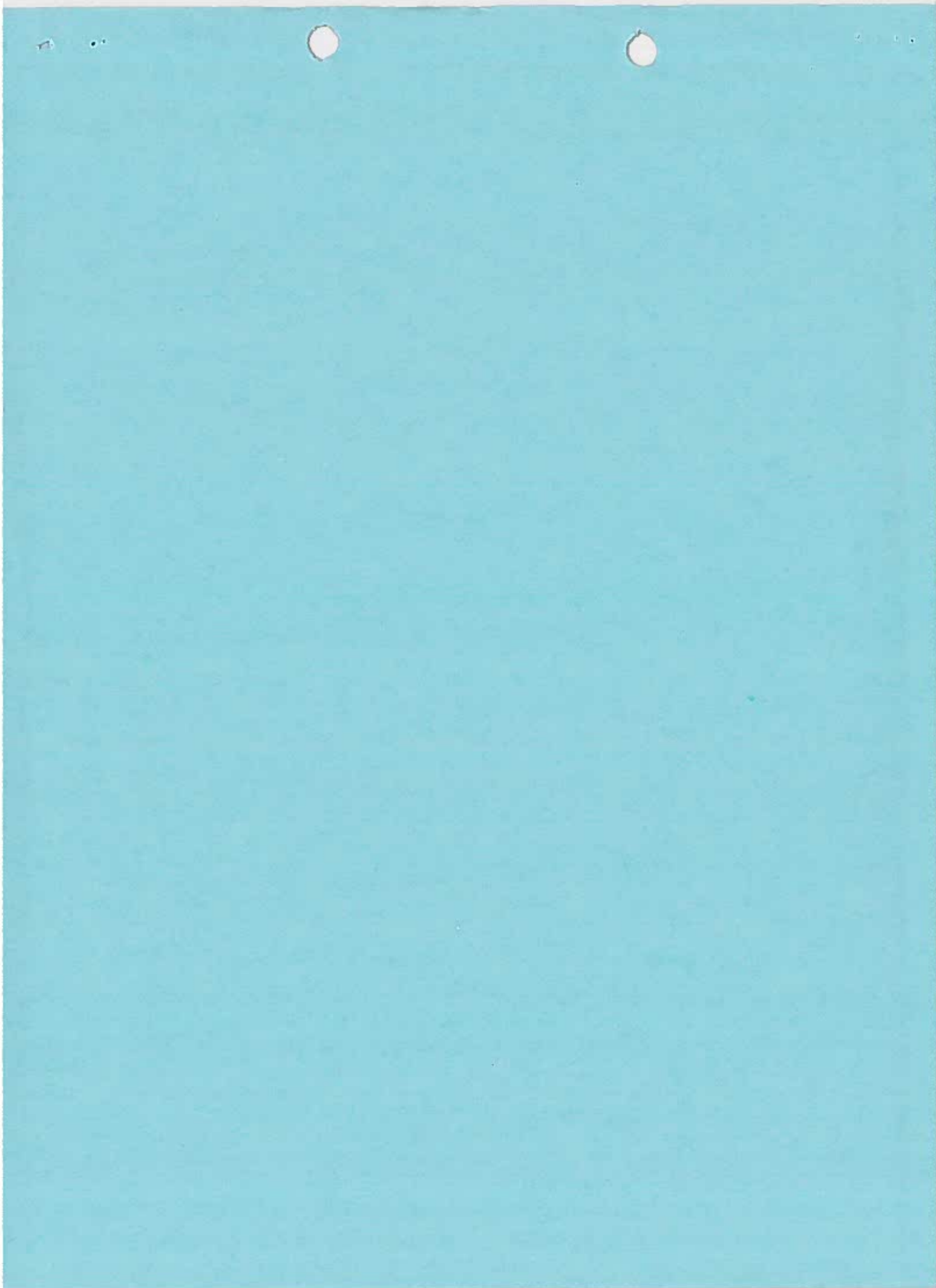
Scale: 1" = 40'

4335 - 4339 YORK ROAD

Sheet #2



.. 6..



ACTION BY THE CITY COUNCIL

APR 15 2019

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON August 21, 20 19

COMMITTEE REPORT AS OF September 9, 20 19

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward R. Casey
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 09 2019
20 _____

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ SEP 23 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk