



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, The Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

2/26/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0017

**Zoning – Conditional Use Live Entertainment –
1421 Ridgely Street**

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Antonio Glover

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

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(Ethan.Navarre@baltimorecity.gov)*

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(Anthony.Leva@baltimorecity.gov)*

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*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

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(Anthony.Leva@baltimorecity.gov)*

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Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Bill Hearing***25-0117**Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street*

Purpose

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

REPORTING AGENCIES

• Law Department	•
• Dept. of Finance	• Defer to Planning
• Board of Municipal & Zoning Appeals	• No Objection
• Planning Commission	• Favorable
• Dept. of Transportation	• Without Recommendation
• Dept. of Housing & Community Development	• Favorable
• Dept. of Health	• No Position
• Board of Liquor Licenses Commissioners	•

BACKGROUND

This bill, if enacted, would allow the property 1421 Ridgely Street to host live entertainment on its premises. According to the Planning Department report the applicant states that live entertainment would occur only during regular operating hours, which are Monday through Thursday from 3:00 p.m. to 9:00 p.m., Friday and Saturday from 12:00 p.m. to 10:00 p.m., and Sunday from 12:00 p.m. to 8:00 p.m. The proposed entertainment consists of occasional live music and weekly trivia. All entertainment activities will be contained entirely within the building. The property is located in the Carroll-Camden Urban Renewal Plan and the South Baltimore Gateway Master Plan area. It has the support of the Citizens of Pigtown Community Association.

Analysis by: Tony Leva
Analysis Date: 2/25/2026Direct Inquiries to: Anthony.Leva@baltimorecity.gov

**CITY OF BALTIMORE
COUNCIL BILL 25-0117
(First Reader)**

Introduced by: Councilmember Porter
At the request of: Checkerspot Brewing Co.
Address: 1421 Ridgely Street
Telephone: (410) 591-5527

Introduced and read first time: November 10, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Health Department, Board of Liquor License Commissioners

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
4 operation of the premises for live entertainment on the property known as 1421 Ridgely
5 Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the
6 accompanying plat; and providing for a special effective date.

7 BY authority of

8 Article 32 - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, 10-301 (Table 10-301), 14-319, and 16-204 (Table
10 16-406)
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 the premises for live
15 entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4
16 Zoning District, as outlined in red on the plat accompanying this Ordinance, in accordance with
17 Baltimore City Zoning Code §§ 5-201(a), 10-301 (Table 10-301), and 14-319, subject to the
18 condition that the property complies with all applicable federal, State, and local licensing and
19 certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of § 16-204 (Table 16-406: Required Off-Street Parking) for off-street parking.

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

Council Bill 25-0117

1 **SECTION 3. 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.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0017

**Zoning – Conditional Use Live Entertainment –
1421 Ridgely Street**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director <i>[Signature]</i>
DATE	April 9 th , 2025
SUBJECT	City Council Bill 25-0017 Rezoning – 3439-3549 Keswick Road – Odd Side

Position: Defers to Planning

The Department of Finance is herein reporting on City Council Bill 25-0017, Rezoning – 3439-3549 Keswick Road – Odd Side, the purpose of which is changing the zoning for the properties known as 3430-3549 on the odd side of Keswick Road (Block and Lot numbers listed below), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-7 Zoning District; and providing for a special effective date.

Background

City Council Bill 25-0017 changes the zoning of 32 properties from a commercial district (C-1) to residential (R-7). This analysis compares these two zoning categories, which serve different purposes and have distinct regulations. The table below summarizes major changes between these zoning categories.

	C-1 (Commercial District)	R-7 (Residential District)
Purpose & Usage	Neighborhood-scale commercial development; commonly small businesses, offices, & retail stores.	Medium to high-density residential development; includes multi-family dwellings, apartments, & townhomes.
Building Density Regulations	Allows for mixed-use development (businesses on ground floor with residential units above).	Primarily residential with limits on commercial activities.
Height & Setback Requirements	Permits taller buildings & reduced setback requirements.	Stricter height & setback restrictions to limit density.
Permitted Uses	Retail stores, offices, restaurants, & service-based businesses	Single-family homes, duplexes, apartments, & small community facilities.

The proposed change aims to develop additional residential units. This change is not anticipated to have a significant impact on property tax revenues.

Conclusion

For the reasons stated above, the Department of Finance defers to the Planning Department for City Council Bill 25-0017.

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Dr. Michelle Taylor, Commissioner of Health, Baltimore City Health Department
CC	Mayor's Office of Government Relations
DATE	December 20, 2025
SUBJECT	25-0117 - Conditional Use Live Entertainment – 1421 Ridgely Street

Position: No Position

BILL SYNOPSIS

Council Bill 25-0117 - Conditional Use Live Entertainment – 1421 Ridgely Street would permit, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment at 1421 Ridgely Street.

SUMMARY OF POSITION

The Baltimore City Health Department (BCHD) appreciates the opportunity to review Council Bill 25-0117 - Conditional Use Live Entertainment – 1421 Ridgely Street. According to BCHD records, the facility has a current license and no outstanding violations with BCHD. Additionally, there are no open 311 service requests associated with the facility. Therefore, BCHD takes **no position** on Council Bill 25-0117.

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0117 / Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street		

TO

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

DATE: January 16, 2026

At its regular meeting of January 15, 2026, the Planning Commission considered City Council Bill #25-0117, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, 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 #25-0117 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0117 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office
- The Honorable John Bullock, Council Rep. to Planning Commission
- Mr. Justin Williams, BMZA
- Mr. Geoffrey Veale, Zoning Administrator
- Ms. Stephanie Murdock, DHCD
- Ms. Hilary Ruley, Law Dept.
- Mr. Francis Burnszynski, PABC
- Mr. Luciano Diaz, DOT
- Ms. Nancy Mead, Council Services
- Ms. Judy Neff, Checkerspot Properties, LLC



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Tim Keane
Director

January 15, 2026

REQUEST: City Council Bill #25-0117/ Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Adopt findings and approve

STAFF: Justin Walker

PETITIONER: Judy Neff

OWNER: Checkerspot Properties, LLC

SITE/GENERAL AREA

Site Conditions: 1421 Ridgely Street is located on the northeast corner of the intersection with Alluvion Street. This property contains 0.708 acres and is currently improved with a single-story industrial building occupying most of the lot, with a few parking spaces located in the front and side yards. The site is zoned C-4 and is located within the Carroll-Camden Urban Renewal Plan and the South Baltimore Gateway Master Plan area..

General Area: The site is located in a high-intensity commercial and industrial area. The site itself and surrounding properties are zoned C-4, with I-2 zoning to the north and IMU-1 zoning to the south. The property is bordered by CSX railroad tracks to the north and the Russell Street viaduct to the east. These pieces of infrastructure separate the site from any residential use, limiting the impact of the live entertainment use.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Mixed Use: Predominantly Auto-Oriented Commercial group in the General Land Use Plan. This proposed development conforms to that designation.

ANALYSIS

Background: The property is currently authorized as Industrial: Light and is used as a brewery with taproom. The applicant is seeking to add Entertainment: Live to the property. In the C-4 zoning district, in which the property is located, this entertainment use is conditional by ordinance of the City Council per Table 10-301.

Conditional Use Approval Standards:

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

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

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

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

Below is the staff's review of Article 32 – *Zoning*, §5-406 {“Approval standards”}: Staff finds that the proposal meets the requirements for conditional use approval. The use at this specific site is not expected to have greater impacts than what is typically anticipated for a use of this type.

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals or the City Council 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;

The site is a large commercial parcel with a structure that houses an existing brewery and taproom. There is ample space to accommodate the addition of live entertainment.

2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

The approval of the conditional use is not anticipated to significantly impact the number of vehicles accessing the site. The property does provide off-street parking on site.

3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The surrounding area is largely composed of other high-intensity commercial or industrial uses. The site is bordered on two sides by major transportation infrastructure, which limits any impacts the live entertainment may have. The use will be contained entirely within an existing structure and is unlikely to have any impact on future development.

4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;

No such places of public gathering are in close proximity to the site.

5. Accessibility of the premises for emergency vehicles;

The site will remain accessible for emergency vehicles.

6. Accessibility of light and air to the premises and to the property in the vicinity;

The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.

7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

The existing facilities and utilities will remain adequate with the addition of live entertainment.

8. The preservation of cultural and historic landmarks and structures; The character of the neighborhood;

The use will have no impact on the exterior of the structure.

9. The provisions of the City's Comprehensive Master Plan;

The use aligns with the Comprehensive Plan, as it is approvable as a conditional use.

10. The provisions of any applicable Urban Renewal Plan;

The use is not prohibited by any Urban Renewal Plan.

11. All applicable standards and requirements of this Code;

The use complies with all bulk and yard standards and other provisions of the Code..

12. The intent and purpose of this Code; and Any other matters considered to be in the interest of the general welfare.

Staff is unable to identify any reason why approval would be detrimental to the general welfare of the City.

§ 5-406 (b) Limited criteria for denying:

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

Staff is unable to identify any reason why approval would be detrimental to public health, safety, or welfare.

2. **The use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;**
No law or Urban Renewal Plan preclude this use.
3. **The authorization would not be contrary to the public interest; and**
Staff is unable to identify any reason why approval would be contrary to public interest.
4. **The authorization would be in harmony with the purpose and intent of this Code.**
Approval of this conditional use is in harmony with the purpose and intent of this code.

Additionally, the applicant states that live entertainment would occur only during regular operating hours, which are Monday through Thursday from 3:00 p.m. to 9:00 p.m., Friday and Saturday from 12:00 p.m. to 10:00 p.m., and Sunday from 12:00 p.m. to 8:00 p.m. The proposed entertainment consists of occasional live music and weekly trivia. All entertainment activities will be contained entirely within the building.

Equity:

The proposed live entertainment use is located within an established industrial and high-intensity commercial area and is physically separated from residential neighborhoods by major transportation infrastructure, limiting the potential for adverse impacts on nearby residents. The use is contained entirely within an existing building and operates on a limited and occasional basis, further reducing potential nuisances. Additionally, the Citizens of Pigtown have submitted a letter of support for the proposal.

Recommendation: Adopt findings and approve

Notification: In addition to the required posting on site, the community organization Citizens of Pigtown were notified and provided a letter of support. Notice was also sent out via GovDelivery.



Tim Keane
Director

**CITY OF BALTIMORE
COUNCIL BILL 25-0117
(First Reader)**

Introduced by: Councilmember Porter
At the request of: Checkerspot Brewing Co.
Address: 1421 Ridgely Street
Telephone: (410) 591-5527

Introduced and read first time: November 10, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Health Department, Board of Liquor License Commissioners

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
4 operation of the premises for live entertainment on the property known as 1421 Ridgely
5 Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the
6 accompanying plat; and providing for a special effective date.

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8 Article 32 - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, 10-301 (Table 10-301), 14-319, and 16-204 (Table
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15 entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4
16 Zoning District, as outlined in red on the plat accompanying this Ordinance, in accordance with
17 Baltimore City Zoning Code §§ 5-201(a), 10-301 (Table 10-301), and 14-319, subject to the
18 condition that the property complies with all applicable federal, State, and local licensing and
19 certification requirements.

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

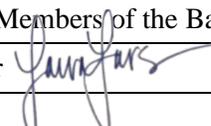
Council Bill 25-0117

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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.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	April 9 th , 2025
SUBJECT	City Council Bill 25-0017 Rezoning – 3439-3549 Keswick Road – Odd Side

Position: Defers to Planning

The Department of Finance is herein reporting on City Council Bill 25-0017, Rezoning – 3439-3549 Keswick Road – Odd Side, the purpose of which is changing the zoning for the properties known as 3430-3549 on the odd side of Keswick Road (Block and Lot numbers listed below), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-7 Zoning District; and providing for a special effective date.

Background

City Council Bill 25-0017 changes the zoning of 32 properties from a commercial district (C-1) to residential (R-7). This analysis compares these two zoning categories, which serve different purposes and have distinct regulations. The table below summarizes major changes between these zoning categories.

	C-1 (Commercial District)	R-7 (Residential District)
Purpose & Usage	Neighborhood-scale commercial development; commonly small businesses, offices, & retail stores.	Medium to high-density residential development; includes multi-family dwellings, apartments, & townhomes.
Building Density Regulations	Allows for mixed-use development (businesses on ground floor with residential units above).	Primarily residential with limits on commercial activities.
Height & Setback Requirements	Permits taller buildings & reduced setback requirements.	Stricter height & setback restrictions to limit density.
Permitted Uses	Retail stores, offices, restaurants, & service-based businesses	Single-family homes, duplexes, apartments, & small community facilities.

The proposed change aims to develop additional residential units. This change is not anticipated to have a significant impact on property tax revenues.

Conclusion

For the reasons stated above, the Department of Finance defers to the Planning Department for City Council Bill 25-0017.

cc: Michael Mocksten
Nina Themelis



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: December 23, 2025
Re: Council Bill No. 25-0117 – Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0117. This bill seeks to authorize live entertainment as a conditional use and provide a variance from off-street parking requirements at 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places authority to grant the conditional use and variance directly with the City Council, the Board defers to the Council's judgment on whether the applicant has satisfied the approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at justin.williams@baltimorecity.gov or **(410) 396-4301**.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	February 18, 2026
SUBJECT	25-0117 Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0117 Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0117 would permit live entertainment on the property known as 1421 Ridgely Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of January 15th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed live entertainment conditional use is allowed by ordinance within the C-4 zoning designation and consistent with the City's Comprehensive Master Plan, as the site is designated Mixed Use: Predominantly Auto-Oriented Commercial.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement areas, Community Development Zones, or Impact Investment Areas. This conditional use may benefit the Pigtown neighborhood and surrounding communities by providing residents with additional entertainment opportunities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 10, 2025
SUBJECT	25-0117 • Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0117 would allow the property known as 1421 Ridgely Street to operate as a live entertainment venue. The property is in the C-4 Zoning District and is adjacent to Russell St, a major gateway connecting Downtown with MD 295. Please note that DOT will begin planning for the replacement of the nearby Russell St Viaduct over the CSX tracks in the foreseeable future.

SUMMARY OF POSITION

This change will have a negligible impact on traffic operations. Therefore, DOT provides no recommendation on Council Bill 25-0117.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0017

**Zoning – Conditional Use Live Entertainment –
1421 Ridgely Street**

Additional Materials

CITIZENS OF PIGTOWN

HISTORIC PIGTOWN'S COMMUNITY ASSOCIATION

7/14/25

Councilwoman Porter
100 Holliday Street
Room 527
Baltimore, Maryland 21202

RE: Support of Live Entertainment Conditional Use by Ordinance, 1421 Ridgely St. 21230

Dear Councilwoman Porter,

I am writing to you on behalf of Citizens of Pigtown (CoP) Community Association membership and our support for Live Entertainment Conditional Use by Ordinance being sought by Checkerspot Brewing, located at 1421 Ridgely St., Baltimore, 21230.

Judy Neff, co-owner of Checkerspot Brewing, presented their reasoning for the addition of live entertainment to their Use & Occupancy and Liquor License to the Citizens of Pigtown Community Association members at the community association meeting on July 8, 2025. At that time, the membership of CoP voted in support of their addition of live entertainment licensing and the zoning changes necessary for achieving that goal.

Judy Neff and her team seem sincere in their commitment to be good neighbors to Pigtown. CoP strongly urges you to approve the live entertainment conditional use by ordinance so that Checkerspot Brewing can move forward with their business that we believe will be mutually beneficial to the brewery and the community.

Sincerely,



Casey O'Neill
President
Citizens of Pigtown
763 Washington Boulevard
Baltimore, MD. 21230
board@citizensofpigtown.com

ATTN: Citizens of Pigtown
763 Washington Boulevard
Baltimore, MD 21230
board@citizensofpigtown.org

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No.

25-0117

on Thursday, February 26, 2026, at 9:00 a.m.

in the

Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street,
4th Floor, Baltimore, MD 21202.

Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street
FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

Applicant: Judy Neff

For more information, contact the Committee Staff at
(410) 396-1091.

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