



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

Mission Statement

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

The Honorable Sharon Green Middleton

PUBLIC HEARING

July 2, 2024

2:01 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

24-0486

**Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill
Road**

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BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 24-0486

Title: Zoning – Conditional Use – Banquet Hall – Variance – 601 Cherry Hill Road

Sponsor: Councilmember Porter

Introduced: January 29, 2024

Purpose: FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

BY authority of

Article - Zoning

Sections 5-201(a), 5-305(a), 5-308, 14-302, Table 10-301 (C-2) and 16-406 (Table 16-406)

Baltimore City Revised Code

(Edition 2000)

Effective: On the 30th day after enactment

Agency Reports

| | |
|---|---|
| City Solicitor | Report not received at time of synopsis |
| Fire Dept | No Opposition |
| Dept of Housing & Community Development | Favorable |
| Planning Commission | Favorable |
| BMZA | Defers to Planning Commission |
| Baltimore Development Corporation | Favorable |
| Dept of Transportation | No Objection |
| Parking Authority | Favorable |

Analysis

Background

City Law

Article 32 – Zoning, Sections 5-201(a), 5-508, 14-334, and Table 12-501.

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

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 the Baltimore City Zoning Code

Bill Analysis

If enacted this bill would allow the applicant to use the designated property as a rental venue for small gatherings. This property is zoned C-2, (small to medium scale commercial use) and is improved with a one-story commercial building measuring 100' by 115', as well as a surface parking lot.

The Planning Department staff and Planning Commission are favorable to this Conditional Use with the following variances:

Parking:

The property does include a surface lot but one off-street parking space is required for ever ten persons of fire-rated capacity. If the number of spaces required is greater than that provided by the property a variance is needed for the property to conform to the Code.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, 24-0486 1st reader, Baltimore City Building Code,

Analysis by: Anthony Leva
Analysis Date: June 27, 2024

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE
COUNCIL BILL 24-0486
(First Reader)**

Introduced by: Councilmember Porter
At the request of: Michael A. Brown
Address: 601 Cherry Hill Road, Unit D, Baltimore, MD 21225
Telephone: 443-876-3136

Introduced and read first time: January 29, 2024

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Banquet Hall – Variance –**
3 **601 Cherry Hill Road**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625,
6 Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street
7 parking requirements; and providing for a special effective date.

8 BY authority of

9 Article - Zoning

10 Sections 5-201(a), 5-305(a), 5-308, 14-302, Table 10-301 (C-2) and 16-406 (Table 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 a banquet hall on the
15 property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a),
17 14-302 and Table 10-301 (C-2), subject to the condition that the banquet hall complies with all
18 applicable federal, state, and local licensing and certification requirements.

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

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

Council Bill 24-0486

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

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

**24-0486
AGENCY REPORTS**

**ZONING - CONDITIONAL USE BANQUET HALL -
VARIANCE - 601 CHERRY HILL ROAD**

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



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

July 1, 2024

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 24-0483 – Revenue Obligations – Stormwater Projects-Maximum
Aggregate Principal Amount

President and City Council Members:

The Law Department has reviewed City Council Bill 24-0486 for form and legal sufficiency. The bill would permit, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat. The bill also seeks a variance from off-street parking requirements.

This property is zoned C-2, which, under the Zoning Code, requires banquet halls to be approved by ordinance. City Code, Art. 32, Table 10-301. Under the City Zoning Code, approval of a conditional use must be based on a finding that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Art. 32, § 5-406(a).

The Law Department notes that the Planning Commission's Report ("Report") indicates that the Planning staff has reviewed the "considerations" in Sec. 5-406 and the Planning Staff found that the use meets the criteria for approval. The Report does not, however, indicate 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). **If the City Council, after reviewing those facts finds them sufficient to support the requirements of § 5-406(a), it may rely on the Report and any additional testimony to establish the necessary facts to lawfully approve this conditional use.**

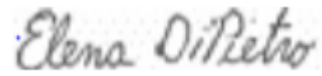
Law Department notes further that a bill that would authorize a conditional use is classified as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill.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

Finally, the bill seeks a variance from the off-street parking requirements. In order to grant a variance, the City Council must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out. Zoning Code, Sec. 5-308, In addition, the City Council must make findings of fact satisfying the standards under 5-308 (b).

One off-street parking space per ten persons of fire-rated capacity are required (Article 32 – Zoning, Table 16-406). An off-street parking area is provided, but the required amount of parking must be determined by the Fire Department. If the number of parking spaces required exceeds the number of parking spaces provided on the property, a parking variance will need to be included in the bill. The owner is currently working on the fire capacity with the fire department.

In conclusion, The Planning Department report is missing facts to support the compliance with the standards to authorize the conditional use and variance. Testimony at the hearing could provide those facts. 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,


A handwritten signature in cursive script that reads "Elena DiPietro".

Elena R. DiPietro

Chief Solicitor

Practice Group Chief

cc: Ebony Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Ahleah Knapp

| | | | | |
|------|-----------------------|--|-------------------------------------|--|
| FROM | NAME & TITLE | CHRIS RYER, DIRECTOR | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET | | |
| | SUBJECT | CITY COUNCIL BILL #24-0486 / BANQUET HALL – VARIANCE – 601 CHERRY HILL ROAD | | |

TO

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

DATE: April 1, 2024

At its regular meeting of March 28, 2024, the Planning Commission considered City Council Bill #24-0486, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; 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 #24-0486 and adopted the following resolutions, with six members being present (six in favor):

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 #24-0486 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

March 28, 2024

REQUEST: City Council Bill #24-0486/ Zoning – Conditional Use Banquet Hall – Variance – 601 Cherry Hill Road:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Jazmin Kimble

PETITIONER: Michael A. Brown

OWNER: Dumra Investment, LLC

SITE/GENERAL AREA

Site Conditions: 601 Cherry Hill Road is located on the southern corner of the intersection with Seabury Road. This property is zoned C-2, and is improved with a one-story commercial building measuring 100' by 115', as well as a surface parking lot.

General Area: This site is located in the Cherry Hill neighborhood, which is characterized by predominately residential uses with pockets of commercial uses located throughout and industrials uses aligning the southern and northwestern edge. The site is also located across the street from the Cherry Hill Town Center and former New Era Academy site.

HISTORY

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

CONFORMITY TO PLANS

The proposed action would not be inconsistent with any goal or objective of the Cherry Hill Transformation Plan that was adopted by the Planning Commission in 2019. The plan supports mixed-use development, town-center improvements, retail opportunities, and mixed-income housing. Other relevant plans include the South Baltimore Gateway Master Plan adopted by the Planning Commission in 2015 and the Reimagine Middle Branch Plan in 2023.

ANALYSIS

Background: The proposed variance for a conditional use banquet hall for this site is for the purposes of using this site as a rentable venue for small gatherings and events from Thursdays to Sundays. In addition, the owner plans to host a mentoring program for middle and high school youth and host activities for the seniors within Cherry Hill and surrounding communities during the week.

Conditional Use: Banquet halls are listed as a conditional use in the C-2 commercial district (Article 32 - *Zoning*, Table 10-301).

Below are the conditional use approval standards. The proposed conditional use won't pose any harm to the community under the approval standards. The site is a small space next to a barbershop and a beauty salon. Event sizes will be small and reasonable to the surrounding area. The site is within a retail building and across the street from the Cherry Hill Town-Center. The planned site use supports the community interests.

§ 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 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.

Parking: One off-street parking space per ten persons of fire-rated capacity are require (Article 32 – *Zoning*, Table 16-406). An off-street parking area is provided, but the required amount of parking must be determined by the Fire Department. If the number of parking spaces required exceeds the number of parking spaces provided on the property, a parking variance will need to be included in the bill. The owner is currently working on the fire capacity with the fire department.



Equity:

- Impact:
 - The proposed conditional use would support the surrounding community in the short and long term by providing a space for the community to gather, expanding healthy opportunities of mentorship and entrepreneurship for youth, and providing social programming for the seniors.
- Engagement:
 - The Cherry Hill community has been meaningfully engaged in the proposal of this project. The owner is heavily involved in the community and has met with community organizations and community leaders about his proposal and ideas to uplift the community.
- Internal Operations:
 - The proposed variance would not affect Planning Department workload.

Notification: The Cherry Hill Coalition, Cherry Hill Strong, Cherry Hill Development Corporation, and other community residents have been notified of this action.



Chris Ryer
Director

| | | | | |
|----------------------------|-----------------------|--|---|---|
| F R O M | Name & Title | James W. Wallace, Fire Chief  | CITY OF BALTIMORE MEMO |  |
| | Agency Name & Address | Baltimore City Fire Department 401 E. Fayette Street, Mezzanine | | |
| | Subject | City Council Bill #24-0486 - Zoning - Conditional Use Banquet Hall – Variance – 601 Cherry Hill Road | | |

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

DATE: February 22, 2024


The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0486. The Change of Use of the existing structure to an Assembly Occupancy will require compliance with all applicable codes, ordinances, and laws for the New Use (Assembly Group A-2). The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) and applicable Maryland laws.

The above may require the submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location will be subject to an annual fire inspection and permits from the Office of the Fire Marshal.

JW/kw



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

| | |
|----------------|---|
| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Alice Kennedy, Housing Commissioner  |
| DATE | April 16, 2024 |
| SUBJECT | 24-0486 Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road |

The Honorable President and
Members of the City Council
City Hall, Room 400

4/16/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0486 Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0486 would permit the establishment of a banquet hall on the property located at 601 Cherry Hill Road and grant a variance for off-street parking requirements. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of March 28, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the proposed action would not be inconsistent with any goal or objective of the Cherry Hill Transformation Plan and that granting a conditional use banquet hall at 601 Cherry Hill Road would not endanger public health, safety, or welfare.

DHCD does not foresee any negative impacts as a result of the approval of this bill as the proposed site is a small space within a retail building across the street from the Cherry Hill Town-Center and a former New Era Academy site. This proposal would also be in accord with

local plans supporting mixed-use development, town-center improvements, retail opportunities, and mixed-income housing.

The legislation does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. This conditional use banquet hall may expand economic and community opportunities for residents of Cherry Hill and surrounding areas.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0486.

MEMORANDUM

DATE: May 20, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: City Council Bill No. 24-0486



Zoning – Conditional Use Permit, for the establishment and operational use of 601 Cherry Hill Road (Block 7625, Lot 046), as a Banquet Hall, and to include a variance from off-street parking.

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 24-0486 introduced by Councilmember Porter.

PURPOSE

This is a Zoning Conditional Use Permit, for the establishment and operational use of 601 Cherry Hill Road (Block 7625, Lot 046), as a Banquet Hall, and to include a variance for off-street parking.

BRIEF HISTORY

The previously operated church is attached to the site's owner operated business and will be leased to a new operator as a banquet hall, which is allowed under the site's current C-2 zoning. This new business will activate a vacant space and create opportunities for community engagement. The community is in support of this new venture as the Banquet Hall owner is a current resident and leader in the community of Cherry Hill.

FISCAL IMPACT TO BDC

None

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a favorable response to City Council Bill No. 24-0486. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations

[CE II]

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

January 30, 2024

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

Re: **CC Bill #24-0486- Zoning – Conditional Use Banquet Hall-Variance- 601
Cherry Hill Road**

Ladies and Gentlemen:

City Council Bill No. 24-0486 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. 24-0486 is to permit, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046); to grant a variance from off-street parking requirements; and to provide for a special effective date. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca R Witt'.

Rebecca Lundberg Witt
Executive Director

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

| | | | | |
|------------------|-----------------------|---|-------------------------------------|---|
| F R O M | NAME & TITLE | Corren Johnson, Director | CITY of BALTIMORE M E M O |  |
| | AGENCY NAME & ADDRESS | Dept. of Transportation (DOT) 417 E Fayette Street, Room 527 | | |
| | SUBJECT | Council Bill 24-0486 | | |

DATE: 2/23/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee

FROM: Department of Transportation
POSITION: **No Objection**
SUBJECT: Council Bill 24-0486

TITLE – Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road

PURPOSE – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

COMMENTS – The bill would facilitate a potentially more intensive land use than what is currently in effect. This new use may result in customers lingering at the establishment, which could have a minor impact on parking supply and turnover. The establishment’s central location and proximity to multiple transit lines is likely to result in additional pedestrian activity. Overall, we do not anticipate significant traffic impacts.

DOT POSTION – The Department foresees no direct operational or fiscal impact resulting from this legislation. Therefore, we have **no objection** the advancement of Council Bill 24-0486.

Please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson,
Director



MEMORANDUM

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

From: Peter Little, Executive Director

Date: June 7, 2024

Subject: City Council Bill 24-0486

I am herein reporting on City Council Bill 24-0486 introduced by Councilmember Porter at the request of Michael A. Brown.

The purpose of this bill is to permit the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road, and grant a variance from off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. PABC staff conducted a site visit in June 2024. The parcel indicated in the legislation is not adjacent to any programs managed by the PABC.

The Zoning Administrator memo dated January 9, 2024, reports that the Fire Department Inspection is needed to determine the off-street parking requirement, as one off-street parking space per ten persons of fire-rated capacity is required. PABC does not have any information from BCFD about the fire-rated capacity. The off-street surface lot on the property currently accommodates approximately 20 parking spaces, but the banquet hall would be one of several tenants in the building. However, there is available on-street parking on both sides of Cherry Hill Road and on adjoining streets to help accommodate demand.

Based on the comments above, the PABC respectfully requests a favorable report for City Council Bill 24-0486.

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

24-0486

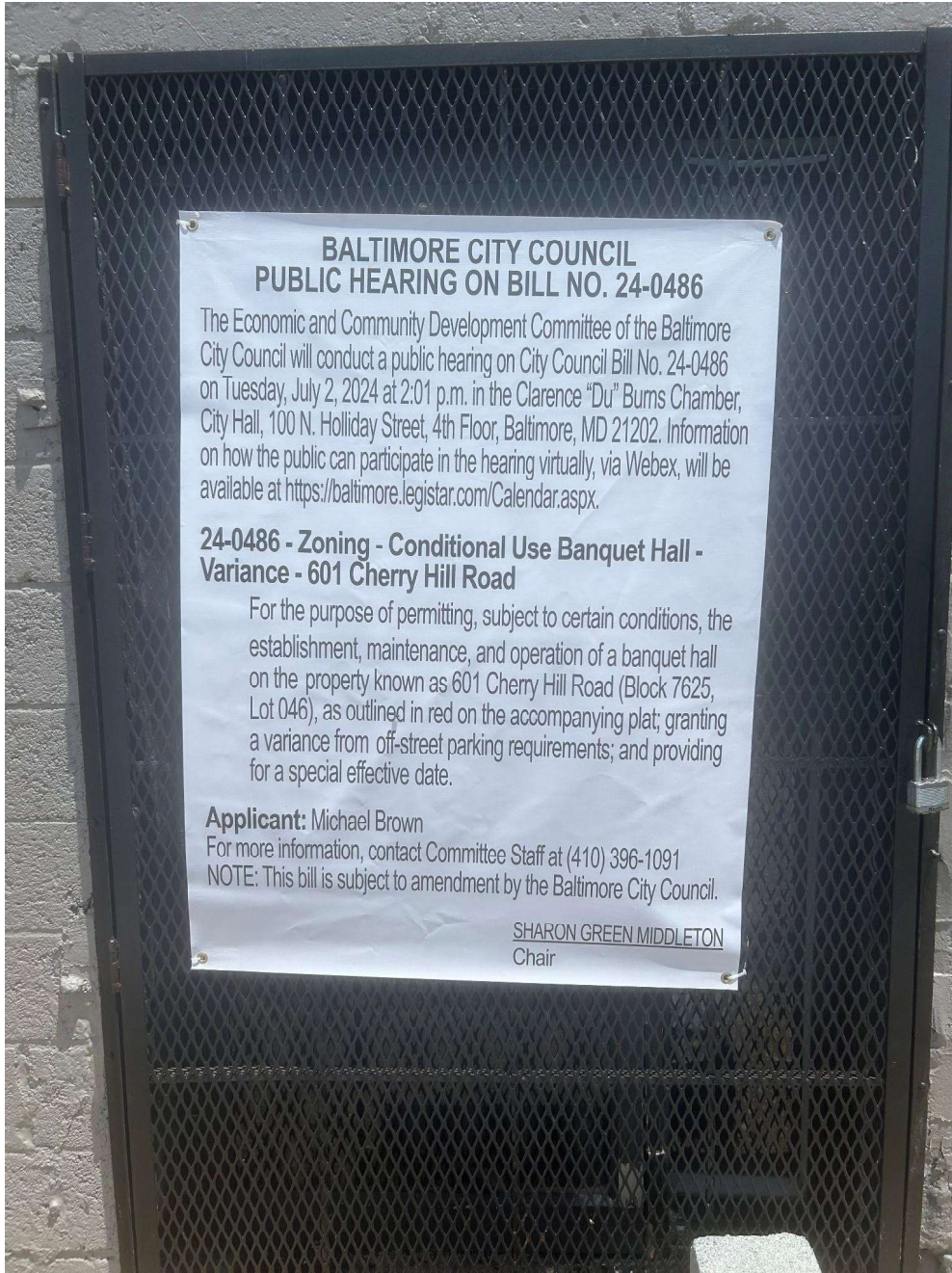
ADDITIONAL MATERIALS

**ZONING - CONDITIONAL USE BANQUET HALL -
VARIANCE - 601 CHERRY HILL ROAD**

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

Today's Date: [6/11/24]

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





Email to: Natawnab.Austin@baltimorecity.gov



Email to: Natawnab.Austin@baltimorecity.gov

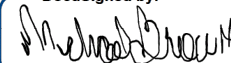
Address: 601 Cherry Hill Rd Baltimore, MD 21225

Date Posted: 6/10/24

Name: Michael Brown, Vibe

Address: 601 Cherry Hill Rd Baltimore, MD 21225

Telephone: (443) 699 -8458

DocuSigned by:

04F3E3F34A5F435...

6/11/2024



Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 601 Cherry Hill Road

Date: January 9, 2024

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Use portion of exiting premises for a Banquet Hall – C-2 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. The use is also subject to the Use Standards of Subsection 14-302. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City may be required or needed to be incorporated into the bill for approval.

- Subsection 16-406 (Table 16-406): One off-street parking space per ten persons of the fire-rated capacity are required. An off-street parking area is provided, but the required parking must be determined per the Fire Departments Inspection. If the number of spaces required exceed the number of spaces provided, a parking variance will need to be included in the bill.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Mike Brown, Applicant
Councilmember Phylicia Porter
Department of Planning

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

VYBE A SOCIAL SPACE 601 Cherry Hill Rd Unit D, Baltimore Md 21225

{Property Address; Block ____, Lot ____}

1. Applicant's Contact Information:

Name: Michael A Brown

Mailing Address: 601 Cherry Hill Rd Unit D Baltimore Md 21225

Telephone Number: 443-876-3136

Email Address: mikebrown4466@yahoo.com

2. All Proposed Zoning Changes for the Property:

601 Cherry Hill Rd Unit D
Baltimore Md 21225

3. All Intended Uses of the Property:

event space, education workshops, baby shower, pop up shops, business meetings,
community gatherings,

4. Current Owner's Contact Information:

Name: Dumra Investment, LLC

Mailing Address:

7204 Hickory St
Falls Church Va 22043
703-626-0815
spdumra@gmail.com

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on
Land Records of Baltimore City in Liber

3/2022
Folio

by deed recorded in the

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: to offer a safe space for customer to host workshops, meetings, pop-up shops, mile store events, Educational seminars & business meeting

7. Agency:

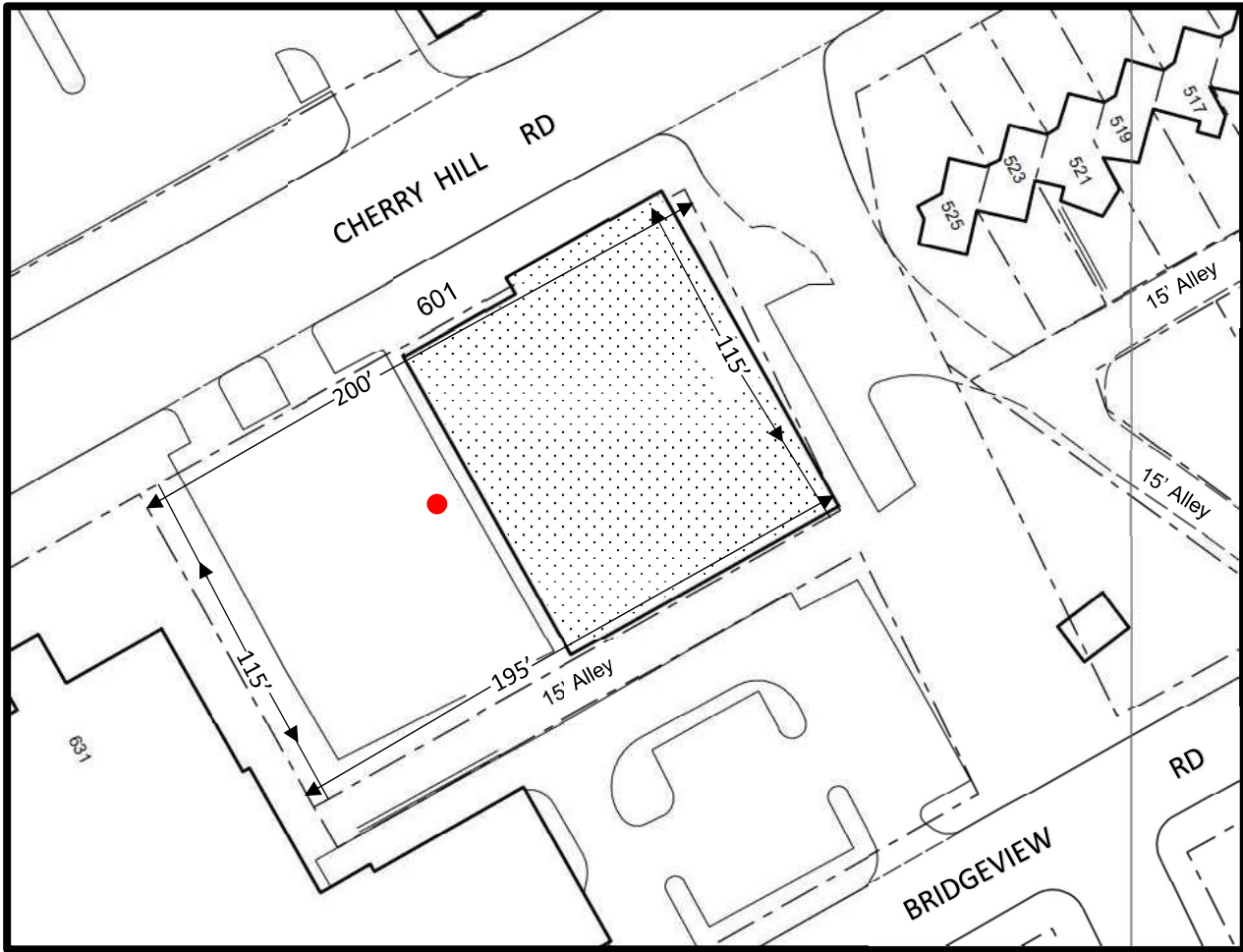
- (a) The applicant is is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

AFFIDAVIT

I, Mike A Brown, 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.

Michael A Brown
Applicant's signature

1/23rd 2024
Date

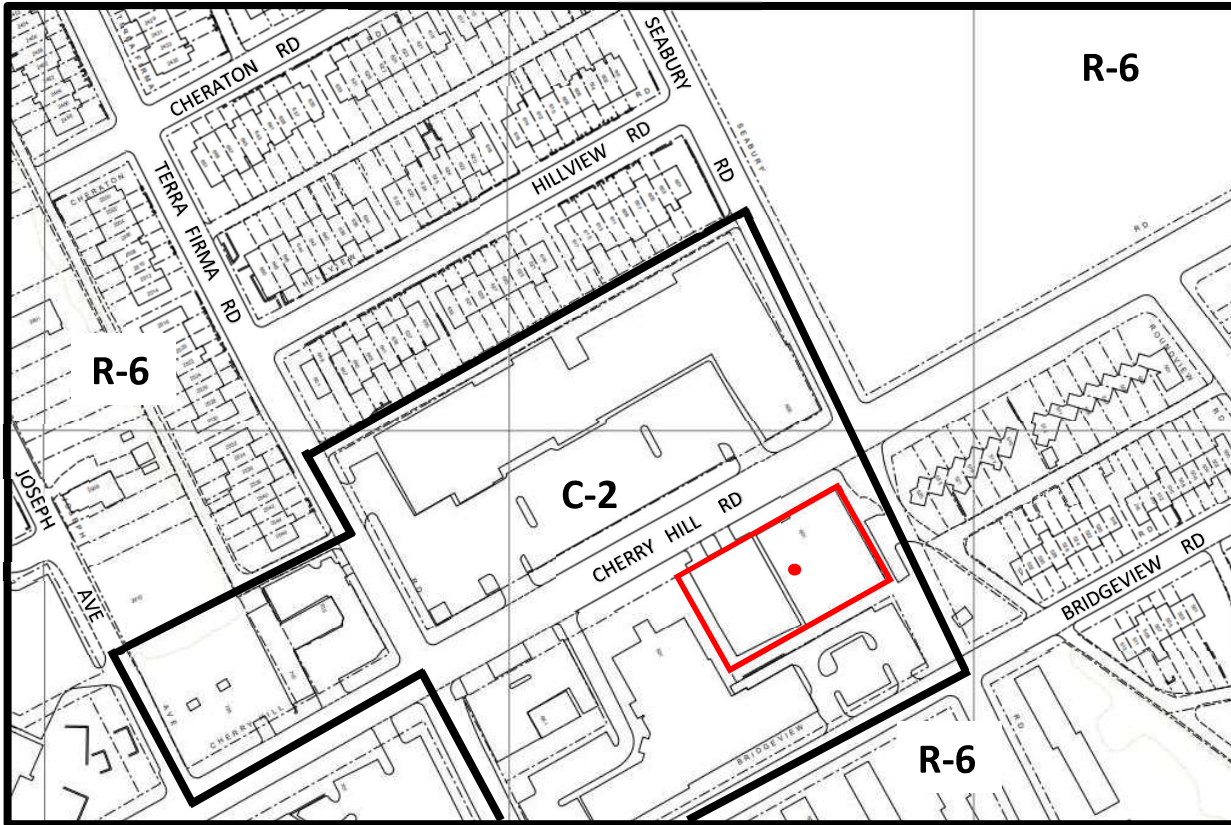


Scale: 1" = 60'

601 CHERRY HILL ROAD

Sheet #2

**SHEET NO. 85 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

In Connection With The Property Known
As No. 601 CHERRY HILL ROAD. The
Applicant Wishes To Request The
Conditional Use Of The Aforementioned
Property As A Banquet Hall, As Outlined
In Red Above.

WARD 25 SECTION 5
BLOCK 7625 LOT 46

MAYOR

PRESIDENT CITY COUNCIL

Vybe A Social Space
601 Cherry Hill Rd
Baltimore Md, 21225
443-876-3136

January 12, 2024

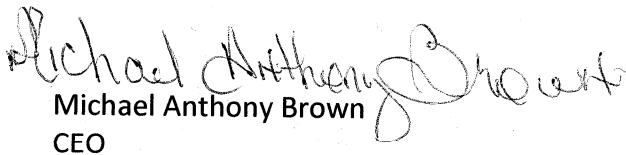
PHYLICIA PORTER, Member, City Council (Democrat)
City Council
City Hall, Suite 527
100 North Holliday St.,
Baltimore, MD 21202

Dear Councilwomen Porter

My name is Michael Brown. I am the owner of Vybe A Social Space which is located at 601 Cherry Hill Road, Unit D. I am writing this letter to express my intention for the space located above. Vybe was created to offer the local residents of Cherry Hill and the existing communities of Baltimore a safe space to celebrate life's milestones. It was also designed with the intent of offering a space where workshop, pop up shop, and business meeting can be conducted.

This establishment is located in the shopping center which is frequent in the community. It is accessible by walking a short distance and offers a considerable amount parking.

If there are any additional question, please do not hesitate to call me at 443-876-3136 or 443-699-9458.


Michael Anthony Brown
CEO

Dumra Investments, LLC
Paul Dumra, PMP
Operations Manager
pjrdumra@gmail.com
703-835-1128

January 12, 2024

PHYLICIA PORTER, Member, City Council (Democrat)
City Council
City Hall, Suite 527
100 North Holliday St.,
Baltimore, MD 21202

Re: VYBE Social Space 601 Cherry Hill Rd Unit D

Dear Councilwomen Porter

The letter verifies my acceptance and approval of the use of space for Vybe at the above address. Mr. Brown has been a great tenant and community person. His idea to bring business in Cherry Hill and work with the youth is needed for the community and city. The use of this space will help employee people in the local community and provide a safe place for the residence to celebrate milestones. I highly recommend this establishment.

If any additional information is needed, please do not hesitate to contact me. My contact information is Paul Dumra, PMP Operations Manager pjrdumra@gmail.com 703-835-1128

Sincerely,

Paul Dumra