



MEMORANDUM

DATE: July 15th 2024
TO: Ways & Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill #24-0552 - Zoning – Commercial 1 Village Center District –
 Conditional Use Retail Goods Establishment – Variances – 6242 Bellona Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill #24-0552 introduced by Councilmember Conway.

PURPOSE

The purpose of this bill is to grant a conditional use zoning variance from corner side-yard setback requirements to facilitate the expansion of the Pinehurst Wine Shoppe located at 6242 Bellona Avenue (Block 4976, Lot 011).

BRIEF HISTORY

Pinehurst Wine Shoppe has proposed an expansion to their building which includes a side and rear addition. The shop was considered a non-conforming use when the property was rezoned to C-1-VC in 2017, which required that the use be approved by City Council Ordinance. As a non-confirming use, the shop could continue to operate but could not expand. In order to facilitate the expansion of the shop, the Ordinance must be approved. In addition, the variance to the side-yard setback requirements for this corner property will allow for the proposed expansion to accommodate the unique conditions of the property.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill #24-0552. 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
 Ty’lor Schnellla, Mayor’s Office of Government Relations

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