



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	September 22, 2025
SUBJECT	25-0092 Zoning – Conditional Use Conversion to a Banquet Hall in the C-2 Zoning District – Variance – 1123 West Baltimore Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0092 Zoning – Conditional Use Conversion to a Banquet Hall in the C-2 Zoning District – Variance – 1123 West Baltimore Street for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1123 West Baltimore Street (Block 0217, Lot 012) in the C-2 Zoning District, as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0092 would permit a banquet hall on the property located at 1123 West Baltimore Street while granting a variance for off-street parking. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of August 18th, 2025, 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 banquet hall would be in accordance with the 2024 Comprehensive Master Plan, as the property is within the Mixed Use: Predominantly Pedestrian-Oriented Commercial group in the General Land Use Plan. Their report also mentioned that as the structure is over 50 years old, it is eligible for an exemption of parking, per Zoning § 16-601. Therefore, the variance for off-street parking is no longer required.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but is located within a Community Development Zone and the Southwest Impact

Investment Area. This conditional use conversion may benefit the Hollins Market neighborhood by returning a currently unoccupied building to productive use and by offering a new social amenity for the surrounding communities.

FISCAL IMPACT

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

AMENDMENTS

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