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**Testimony
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**23-0407 Discontinuance or Abandonment of Non-conforming Use – Reporting
SUPPORT**

Dear Chair Middleton and Distinguished Members of the Economic and Community Development Committee:

I am writing to humbly request your favorable report for 23-0407 Discontinuance or Abandonment of Non-conforming Use – Reporting.

Currently, there is no standard to signify the end of a non-conforming use. In my experience with corner stores in Coldstream Homestead Montebello, which are non-conforming uses, the zoning administrator's office used whether the store had a Vacant Building Notice (VBN) for 12 months as the standard. This is not accurate considering not all empty buildings qualify for VBN. If a building is empty but still inhabitable, it does not incur a VBN.

23-0407 attempts to create that standard of what information would be used to determine the end of the nonconforming use. VBN could still be used, but so can the documents outlined in the bill, such as photos and affidavits from the community.

Having the standard will assist the Zoning Administrator to receive information from the community in making the determination regarding the abandonment of non-conformance.

The DHCD and Law amendments are considered friendly amendments to this legislation. After considerable conversation, it has been determined that the Planning Commission's proposed amendment is not necessary.

Thank you for your consideration, and your support.

Respectfully Submitted,

Odette Ramos
Baltimore City Councilwoman, District 14