

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0073

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District – Variances – 1100 Wicomico Street

1. The establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - Uses within the building include light industrial, office, art studios, and light food processing. The adjoining properties on this block and the neighborhood to the north are zoned R-8 residential, containing typical Baltimore rowhomes, while areas to the south are zoned I-1 and I-2 for heavier industrial uses such as manufacturing and warehousing. The building contains meeting space, and frequently the owners apply for short-term permits -this ordinance will allow for long term use.
2. The use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - The use is permitted by the IMU-1 district and would not conflict with any Urban Renewal Plan
3. The authorization **would not** be contrary to the public interest **for the following reasons:**
 - Use of this property as a banquet hall would not be contrary to the interests of the public. The use of the building as a banquet hall allows community stakeholders to make use of a local resource without the need for a short-term permit.
4. The authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Use of this property as a banquet hall will not create in the community with a negative impact on public health, safety, or welfare.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
 - a. 1100 Wicomico St (Block 0811, Lot 060), is a property at the north corner of the intersection of Ostend Street and Wicomico Street with an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
2. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. The parcel is located within the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan, at the north corner of the intersection of Ostend Street and Wicomico Street. The underlying zoning district is IMU-1, as is the zoning within the URP
3. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings and places of public gathering.
4. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility for emergency vehicles,
5. accessibility of light and air to the premises and to the property in the vicinity;
 - There is adequate accessibility of light and air to the premises.
6. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - There are adequate utilities, roads, drainage, and other necessary facilities.
7. the preservation of cultural and historic landmarks and structures;
 - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
8. the character of the neighborhood;
 - This property is located in the Pigtown neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. This particular area includes industrial zoned areas adjacently and is designated IMU-1

9. the provisions of the City's Comprehensive Master Plan;
 - a. The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will assist in the restoration of a vacant property in Pigtown.
10. the provisions of any applicable Urban Renewal Plan;
 - The proposed use is not prevented or limited by the Carroll-Camden Urban Renewal Plan which is applicable to the property.
11. all applicable standards and requirements of this Code;
 - The proposed use requires variances from off street parking regulations
12. the intent and purpose of this Code; and
 - The proposed use is consistent with the intent and purpose of the Zoning Code.
13. any other matters considered to be in the interest of the general welfare.
 - The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 25-0073

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE AND TRANSPORTATION AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District – Variances – 1100 Wicomico Street

VARIANCE FROM OFF-STREET PARKING REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

- ☒ *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

HARDSHIP OR PRACTICAL DIFFICULTY:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

- ☒ The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)
- ☒ The shape of the **STRUCTURE / LAND** involved;
(underline one)
- ☐ The topographical conditions of the **STRUCTURE / LAND** involved.
(underline one)

*and finds **either** that:*

(1) An unnecessary hardship **WOULD / WOULD NOT** *(underline one)* exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty WOULD / **WOULD NOT** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because at the time it takes to go into effect the regulations on off street parking will have been changed with Council Bill 25-0065 going into effect.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated July 7, 2025, including the Department of Planning Staff Report, dated June 5, 2025.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Ty'lor Schnella

Written:

- Department of Transportation, Agency Report – Dated November 19, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
- Law Department, Agency Report – Dated July 16, 2025
- Department of Housing and Community Development, Agency Report – April 22, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard