

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President *M. J. Brodie*

DATE: March 29, 2012

SUBJECT: City Council Bill No. 11-0006
Zoning – Conditional Use Banquet Hall – 5503 Richard Avenue

The Baltimore Development Corporation (BDC) has reviewed City Council Bill 11-0006 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 5503 Richard Avenue. The Baltimore Development Corporation respectfully opposes this legislation.

We concur with the Planning Department that the absence of parking for this use is problematic, a problem compounded by the fact that the property is immediately adjacent to residentially-zoned land. The facility has a fire-rated capacity of 250 for banquet events, and many of the patrons will park within the residential neighborhood.

BDC has also heard many concerns from the community regarding the operation of the facility, which has been open since 2005. Moreover, due to the existence of multiple third party advertisements for events to which the public is invited and for which there are cash bars, neither of which are permitted for a banquet hall with no liquor license, it is difficult for BDC to support this request. If the applicant is able to supply adequate parking in the future, we will work with her to help her understand the constraints and responsibilities of operating a banquet hall in the City of Baltimore.

cc: Kalliope Parthemos
Angela Gibson

