



## MEMORANDUM

**DATE:** May 7, 2019

**TO:** Land Use & Transportation Committee, Baltimore City Council

**FROM:** Kimberly Clark, Interim President and CEO 

**POSITION:** Oppose

**RE: City Council Bill No. 19-0355 – Rezoning – 141-145 West Hamburg Street**

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 19-0355 introduced by Councilmember Costello on behalf of Ms. Eun-yon Yim. This ordinance will change the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063) from the R-7 Zoning District to the C-1 Zoning District.

### PURPOSE

The property is a non-conforming liquor store and the intention of the applicant is to change the zoning so that the liquor store can continue to operate.

### BRIEF HISTORY

Under the Transform Baltimore Zoning Code, retail goods establishments with alcoholic beverage sales in a residential district must terminate alcoholic beverage sales no later than June 4, 2019. According to the Department of Planning, the owner of this property did not request a different zoning classification during the comprehensive rezoning process. During the spring and summer of 2018, BDC conducted outreach to all non-conforming liquor stores and offered assistance to bring their businesses into compliance. BDC discussed options with each business that included eliminating liquor sales at the non-conforming location and converting the business into a grocery/retail use, applying for a hardship waiver, if applicable, or by relocating the business to a location where a liquor store use is permitted.

### FISCAL IMPACT

NONE

### AGENCY POSITION

The Planning and Housing Department have opposed the Bill on the basis that this request constitutes an illegal zoning modification. BDC also opposes City Council Bill No. 19-0355. However, BDC is available and willing to assist all non-conforming businesses to be in compliance at their present location or with relocation to properties where a liquor store use is permitted.

If you have any questions, please do not hesitate to contact Kim Clark at (410) 837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Jeffrey Amoros

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*OPPOS*



