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**CITY OF BALTIMORE**

**BERNARD C. "JACK" YOUNG**  
Mayor



**DEPARTMENT OF LAW**  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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February 28, 2020

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 19-0480 – Zoning – Use Standards – Neighborhood Commercial  
Establishments

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0480 for form and legal sufficiency. The bill allows the limited expansion of a non-residential use into a newly constructed addition to the principal building and makes certain clarifications.

In reviewing the bill, we were confused by the intent and meaning of the provisions appearing on page 2, lines 21-24. As drafted, the language could be read to suggest that: (1) all business, servicing, processing and storage uses must be conditional uses, whether located within a building or outside of a building, unless the Zoning Board authorizes otherwise; or (2) all business, servicing, processing and storage uses must be located within a building unless the Zoning Board authorizes them to be outside of a building by granting the applicant a conditional use.

The ambiguity needs clarification before the bill can be approved for form and legal sufficiency. Provided the clarification is provided, the Law Department sees no legal impediment to the adoption of this bill as drafted.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor K. Tervala".

Victor K. Tervala  
Chief Solicitor

cc: Andre M. Davis, City Solicitor  
Nicholas Blendy, MOGR  
Matt Stegman, Mayor's Legislative Liaison  
Caylin Young, President's Legislative Director  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant Solicitor