

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0117

Introduced by: Councilmember Porter
At the request of: Checkerspot Brewing Co.
Address: 1421 Ridgely Street
Telephone: (410) 591-5527
Introduced and read first time: November 10, 2025
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: March 9, 2026

AN ORDINANCE CONCERNING

Zoning – Conditional Use Live Entertainment – Variances – 1421 Ridgely Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of

Article 32 - Zoning


Sections 5-201(a), 5-305(a), 5-308, 5-406, 10-301 (Table 10-301), 14-319, and 16-204 (Table ~~16-406~~ 16-204)

Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 10-301 (Table 10-301), and 14-319, subject to the condition that the property complies with all applicable federal, State, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 16-204 (Table ~~16-406~~ 16-204: Required Off-Street Parking) for off-street parking.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

RULE 12-2  THIRD READER
PREPARED AND REVIEWED
DEPARTMENT OF
LEGISLATIVE REFERENCE

Council Bill 25-0117

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Council Bill 25-0117

Certified as duly passed this 23rd day of March, 2026



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 24th day of March, 2026



Chief Clerk

Approved this 1st day of April, 2026



Mayor, Baltimore City

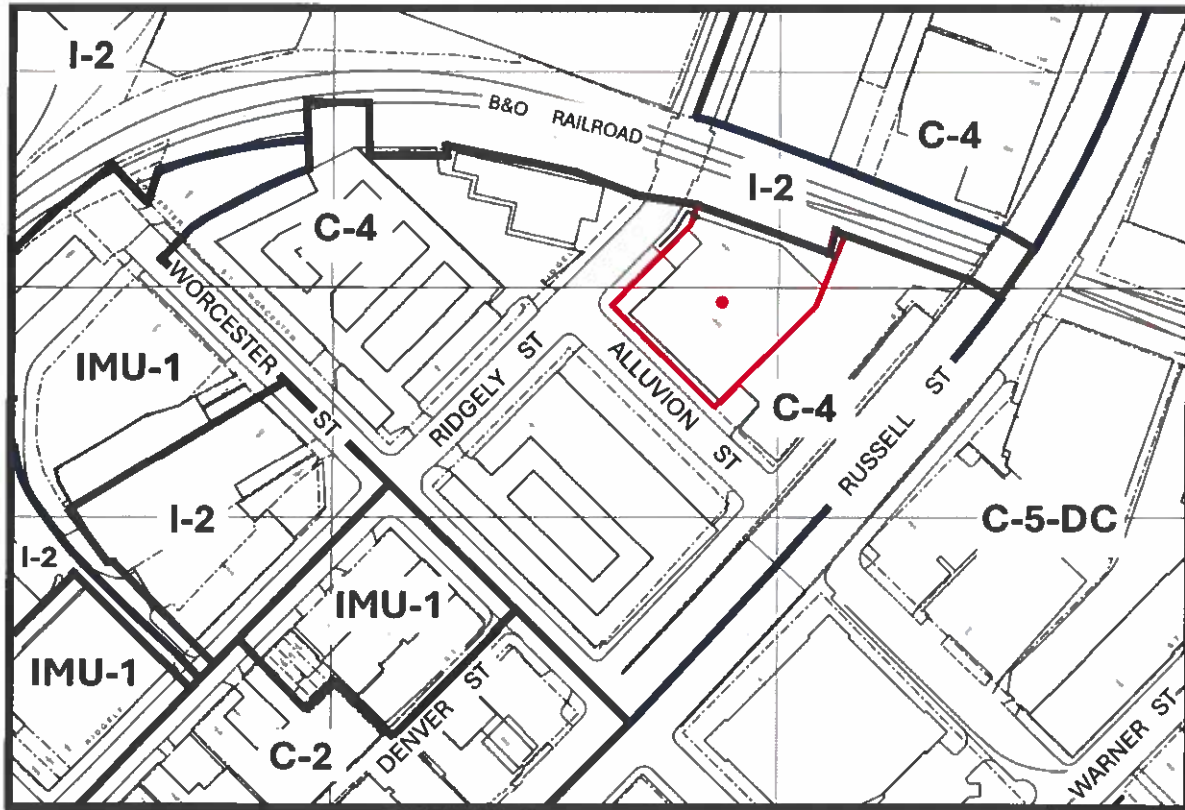
Approved for Form and Legal Sufficiency.

this 24th day of March, 2026



Chief Solicitor

**SHEET NO. 65 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

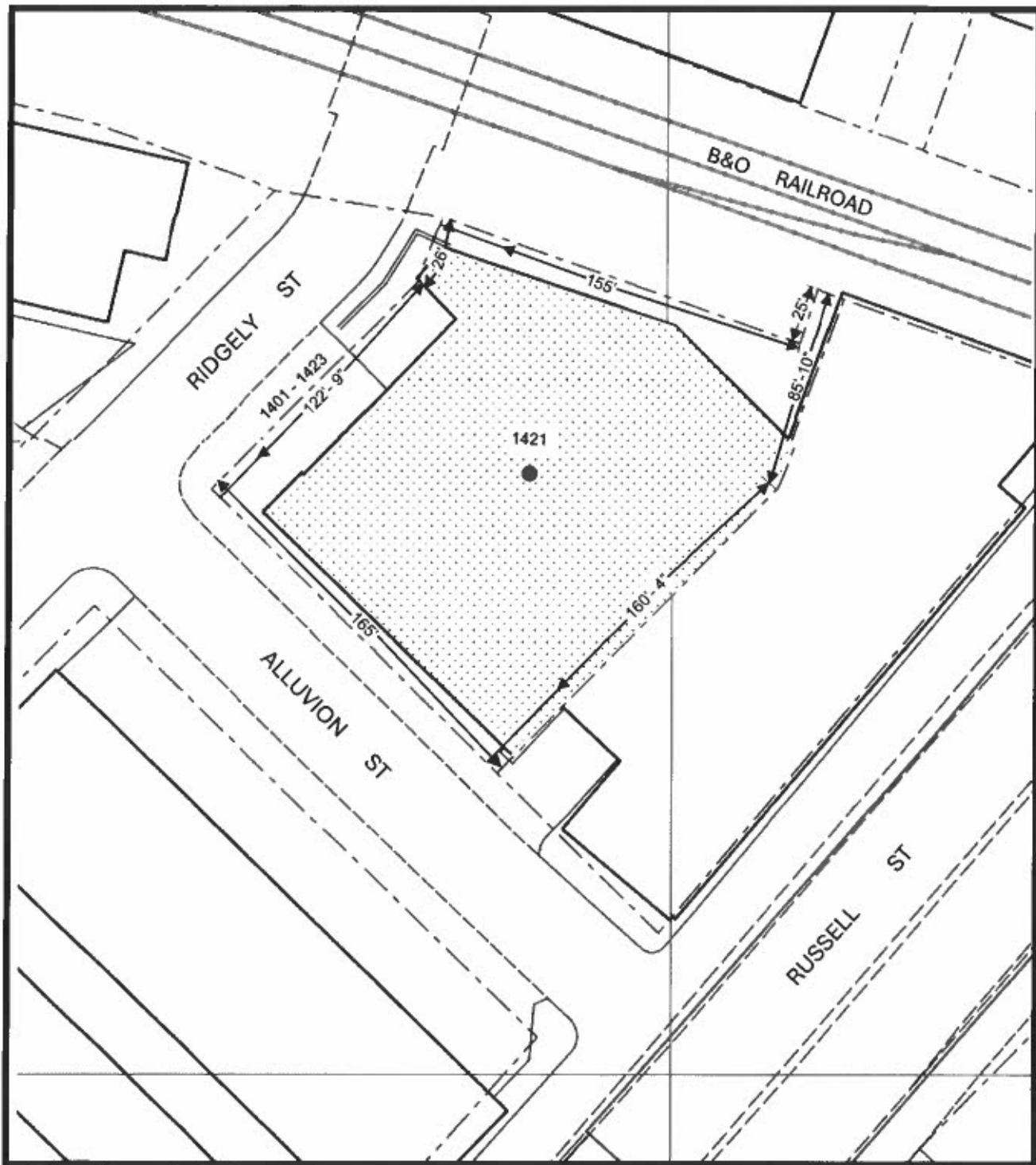
In Connection With The Property Known As No. 1421
RIDGELY STREET, Is The Secondary Address On The
Property Lot 1401-1423 Ridgely Street, The Tax Assessed
Address. The Applicant Wishes To Request The Conditional
Use Of The Aforementioned Property For Live Entertainment,
As Outlined In Red Above.

WARD 21 SECTION 9

BLOCK 839 LOT 4

MAYOR

PRESIDENT CITY COUNCIL



Scale: 1" = 60'

1421 RIDGELY STREET

Sheet #2