



November 14, 2025

James Torrence c/o  
Baltimore City Council  
100 Holliday Street, Suite 545  
Baltimore, MD 21202

Councilman Torrence,

I am writing on behalf of the Hampden Community Council (HCC), which serves as the neighborhood association for Hampden.

Over the past six weeks, the HCC, through its Board of Directors, Zoning and Urban Land Use Committee, and general body, has engaged in a series of discussions with the project team behind the proposed redevelopment of 3605 Hickory Avenue. This group would like to use the building as a distillery and restaurant to be operated by the Baltimore Spirits Company.

The HCC welcomed a presentation on this proposed use at our November meeting of the general body. The HCC understands that any opportunity to redevelop 3605 Hickory in a manner that would allow for its use as a distillery would first require a rezoning of the property from its current R-7 designation to IMU-1. The HCC understands that the IMU-1 zoning designation was created in 2017 to facilitate the productive re-use of old industrial buildings that are located alongside residential properties. Knowing that this building has been used for manufacturing and industrial purposes since before 1933, the HCC agrees with the project team that the comprehensive rezoning that year overlooked 3605 Hickory as one such building.

Following their presentation, the present voting members of the HCC's general body voted unanimously in favor of supporting a rezoning of 3605 Hickory Avenue from R-7 to IMU-1. We respectfully request that you introduce legislation to begin the rezoning process for this property.

The HCC extends this support with the understanding that the redevelopment process is only beginning, and that ample opportunities remain for our body to provide insight and perspective. Notably, the rezoning process involves two public hearings; and use of the property as a distillery and restaurant will require an application for a liquor license, which will allow for continued community engagement. This understanding is shared by the project team, and we look forward to working with them during the course of the property's development.

We appreciate your consideration and urge you to introduce legislation to rezone this property at your earliest convenience.

Thank you,

A handwritten signature in blue ink, appearing to read "Blaise Ahearn", with a long, sweeping underline.

Blaise Ahearn  
Vice President, Hampden Community Council Board of Directors  
Zoning & Land Use Committee Chair