

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0371**

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Introduced by: Councilmember Henry  
At the request of: The Gaimei N.N. Woah-tee Multipurpose Community Center  
Address: c/o Ghorpu Woah-tee, 3106 Woodford Place, Apt. D, Gwynn Oak, Maryland 21207  
Telephone: 443-454-0895  
Introduced and read first time: April 15, 2019  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: September 9, 2019

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Banquet Hall –  
4339 York Road (A Portion of the Property Known as 4335-4339 York Road)**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the accompanying plat; and making this ordinance subject to a certain contingency.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of  
Council Bill 19-0335)  
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 a banquet hall on the property formerly known as 4339 York Road, which is now a portion of the property known as 4335-4339 York Road (Block 5211, Lot 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 14-302, and Table 11-301 (contingent on the enactment of Council Bill 19-0335), subject to the ~~condition that the~~ following conditions:

1. The Bong County Liberia/Maryland USA Educational and Cultural Foundation, Inc., (BCLMUECF) the owner of the property and its designees, successors, or assigns, must:

**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.

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- 1           a. employ an insured, licensed, and bonded security company for all events  
2           taking place after 5:00 p.m., with sufficient State of Maryland-certified  
3           security personnel, to handle the number of patrons expected;
- 4           b. keep noise levels within the requirements of the Title 9 {Noise Regulation} of  
5           the City's Health Code, keep all doors and windows closed when using any  
6           amplification, and must address any noise complaints immediately;
- 7           c. manage directly all events held on the premises, with an employee required to  
8           be on site at all times when an event is held;
- 9           d. ensure that at any event, at which alcohol is served, there be 1 person on-site  
10           at all times who is certified by an approved alcohol awareness program;
- 11           e. ensure that any food provided at any event must be provided by a licensed  
12           caterer;
- 13           f. ensure that no admission fee may be charged at the door for any event and that  
14           the general public may not be admitted;
- 15           g. ensure that if alcohol is served at an event, all patrons must be 21 years or  
16           older and that identification must be checked at the door;
- 17           h. maintain all exterior lighting in proper working order, with needed repairs to  
18           be done within 72 hours of notice, and the lighting will be turned on, at  
19           minimum, from dusk until dawn and must be pointed in the direction of the  
20           sidewalks and the rear of the property;
- 21           i. operate the banquet hall only between the hours of 5 a.m and 12 a.m during  
22           the first 12 months of its operation, and only after 12 months of continuous  
23           may BCLMUECF apply for a Late Night Commercial Operations License;
- 24           j. keep the exterior premises, including the adjoining sidewalks and gutters, free  
25           of litter, debris, trash, and discarded bottles, with all litter being removed daily  
26           and any graffiti cleaned from the facade of the property within 5 calendar  
27           days;
- 28           k. adhere to all laws and regulations regarding signage and may not post any  
29           advertisements for tobacco or alcohol in a manner that would make such  
30           advertisements visible from the exterior of the premises;
- 31           l. discourage illegal activity from occurring within or nearby the premises of the  
32           banquet hall and must immediately report all instances and suspected  
33           instances of criminal activity, including but not limited to loitering, public  
34           drunkenness, fighting, and suspected drug transactions;
- 35           m. identify at least 1 contact person to receive communications from the Wilson  
36           Park Northern Neighborhood Association, and, by email or written letter, the  
37           Association must be notified within 1 day of any changes to the identity of the  
38           contact person, the person's telephone number, or email address; and

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1           n. make every effort to respond to community concerns, including but not  
2           limited to noise, littering, loitering, illegal activity, etc., and make any needed  
3           repairs, adjustments, and contact the Baltimore City Police Department for  
4           assistance.

5           2. If live entertainment is allowed under its permit, BCLMUECF and its tenants may  
6           hire DJ's, but may not have live performers.

7           3. No third party promoter, as defined in Article 32 - Zoning, § 1-303(2), may be  
8           involved in the promotion of or profit from any events.

9           4. The banquet hall ~~complies~~ must comply with all applicable federal, state, and local  
10           licensing and certification requirements.

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

19           **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
20 after the date it is enacted, contingent on the taking effect of Council Bill 19-0335, the Ordinance  
21 that provides that banquet halls are allowed as a conditional use requiring approval by Ordinance  
22 of the Mayor and City Council in the I-MU Zoning District. If Council Bill 19-0335 does not  
23 become effective, this Ordinance will be abrogated and of no further effect.

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Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City