




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	October 1, 2024
SUBJECT	24-0552 Zoning - Commercial 1 Village Center District - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - Variances - 6242 Bellona Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

10/01/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0552 Zoning - Commercial 1 Village Center District - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - Variances - 6242 Bellona Avenue for the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0552 would allow for the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property located at 6242 Bellona Avenue with a variance from corner side-yard setback requirements (lot area size). If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of August 1, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the expansion of the building with two additions to house additional commercial space and expanded patio space for outdoor seating, along with its continued operation as a retail goods establishment, would not endanger public health, safety, or

welfare. The Commission did not foresee any discernible negative impacts to the surrounding community from this proposal, as the establishment has been in continuous operation since the 1950s.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use may help better serve the retail needs of the Bellona Gittings neighborhood while maintaining the buildings unique historical character.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0552.