



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0494

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### Zoning - Conditional Use Banquet Hall - 5401 Belair Road

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**Sponsor:** Councilwoman McCray

**Introduced:** February 10, 2020

**Purpose:**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 5401 Belair Road (Block 5989A, Lot 019), as outlined in red on the accompanying plat.

**Effective:** 30<sup>th</sup> day after the date it is enacted

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#### Agency Reports

Planning Commission	Favorable with Amendments
Board of Municipal and Zoning Appeals	Favorable with Amendments
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	
Police Department	
Fire Department	
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Sections 5-201(a), 14-302, and Table 10-301 (C-2). Baltimore City Revised Code (Edition 2000).

### Background

Bill 20-0494 would authorize the establishment, maintenance, and operation of a banquet hall on the property known as 5401 Belair Road. The applicant intends to use the second floor level of the property as a banquet hall.

"Banquet hall" means an establishment: (i) for which all events are directly managed by the owner of the facility or by a person regularly employed by the owner and responsible to the owner for the on-site management of all events held in that facility and for event arrangements; (ii) that is used regularly for serving food or beverage provided by the owner or by caterers and suppliers approved in advance by the owner; (iii) that serves designated groups that, before the day of the event, have reserved the facility for banquets or meetings and provided all insurance certificates, security contracts, off-street parking contracts required by the facility's owner; (iv) to which the general public is not admitted; (v) for which no admission fee is charged at the door; and (vi) in which no third party promoter is involved or stands to profit.

5401 Belair Road is located on the northeastern corner of the intersection with Frankford Avenue, an intersection where the commercial edges of the Waltherson and Frankford communities meet. This property, which is in the Frankford community, has 216' of frontage on Belair Road, and approximately 163' of frontage on Frankford Avenue, and contains approximately 0.857 acre. The site is improved with a two-story semi-detached commercial structure on the southeastern side of the lot. The property and its immediate neighbors are zoned C-2.

The property and its immediate neighbor to the southeast, a strip shopping center facing Frankford Avenue known as 4206 Frankford Avenue, are currently owned by the same owner and were once known collectively as the Belford Shopping Center. The existing structure at 5401 Belair Road is a former bank building. The street or first floor level is occupied by a retail goods establishment with alcoholic beverage sales. The second floor or upper level of the building is a

large open-span hall that until recently was used as a place of worship. The portions of both properties (5401 Belair Road and 4206 Frankford Avenue) not covered by commercial buildings are paved off-street parking areas accessory to the commercial uses.

The adjoining property known as 4206 Frankford Avenue is included in the Frankford Avenue and Belair Road Planned Unit Development. This Business PUD was created and approved by Ordinance no. 676 dated December 4, 1995. 5401 Belair Road and the adjacent properties were rezoned from B-2-1 to C-2 (Community Business) as part of Transform Baltimore. Cater-corner to 5401 Belair Road is Gardenville Elementary School. Adjoining the PUD that adjoins 5401 Belair Road is the St. Anthony of Padua Church property along the north side of Frankford Avenue.

The Belair Road commercial corridor is characterized by various commercial uses that have evolved around or along the original Belair Turnpike. West of the Belair Road commercial area is the Waltherson community, characterized by single-family detached, semi-detached, and limited attached housing. East of the Belair Road commercial area is the Frankford community, with residential areas containing a mix of detached, semi-detached, attached, and multi-family dwellings, with some schools, religious institutional uses, and scattered small commercial use clusters.

### **Amendments**

The Planning Commission recommended amendments to the bill to limit the conditional use approval for the banquet hall to the second floor of the property.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies.

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Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

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