

**CITY OF BALTIMORE
COUNCIL BILL 26-0150
(First Reader)**

Introduced by: Councilmember Torrence
At the request of: MCB Blank Slate Madison Park LLC
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Introduced and read first time: February 9, 2026

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Health Department, Board of Liquor License Commissioners

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use –**
3 **Retail Goods Establishment (With Alcoholic Beverage Sales) – Variances –**
4 **600 West North Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
6 operation of a retail goods establishment (with alcoholic beverage sales) on the property
7 known as 600 West North Avenue (Block 3435, Lot 001), as outlined in red on the
8 accompanying plat; granting variances from certain bulk and yard regulations and off-street
9 parking maximums; and, providing for a special effective date.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 5-404(a), 5-406, 5-501, 5-508, 10-301 (Table 10-301),
13 10-401 (Table 10-401), 14-336, and 16-204 (Table 16-204)
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
17 permission is granted for the establishment, maintenance, and operation of a retail goods
18 establishment (with alcoholic beverage sales) on the property known as 600 West North Avenue
19 (Block 3435, Lot 001), as outlined in red on the plat accompanying this Ordinance, in accordance
20 with Baltimore City Zoning Code §§ 5-201(a), 5-404(a), 5-406, 5-501, and 5-508, subject to the
21 condition that the retail goods establishment (with alcoholic beverage sales) complies with all
22 applicable federal, state, and local licensing and certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 26-0150

1 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority of §§ 5-305(a),
2 5-308, and 5-501 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard
4 Regulations) for the maximum front yard setback on the property known as 600 West North
5 Avenue (Block 3435, Lot 001), as outlined on the plat accompanying this Ordinance, as up to
6 5 feet are permitted and 16 feet and 6 inches are proposed.

7 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority of §§ 5-305(a),
8 5-308, and 5-501 of Article 32 - Zoning, permission is granted for a variance from the
9 requirements of § 16-204 (Table 16-204: Off-Street Parking Maximums) on the property known
10 as 600 West North Avenue, as outlined on the plat accompanying this Ordinance, as up to 36
11 spaces are permitted and 65 spaces are proposed.

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

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