

# LAND USE & TRANSPORTATION COMMITTEE

## FINDINGS OF FACT

### City Council Bill No. 25-0117

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

#### Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street

1. The establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
  - The planning staff did not find a reason that this use would be detrimental to the welfare of the public.
2. The use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
  - The use is not precluded by any law.
3. The authorization **would not** be contrary to the public interest **for the following reasons:**
  - The planning staff did not find a reason that this use would be detrimental to the welfare of the public.
4. The authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
  - Approval of this conditional use is in harmony with the purpose and intent of this code.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
  - The site is a large commercial parcel with a structure that houses an existing brewery and taproom. There is ample space to accommodate the addition of live entertainment.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

- The approval of the conditional use is not anticipated to significantly impact the number of vehicles accessing the site. The property does provide off-street parking on site.
3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
    - The surrounding area is largely composed of other high-intensity commercial or industrial uses. The site is bordered on two sides by major transportation infrastructure, which limits any impact the live entertainment may have. The use will be contained entirely within an existing structure and is unlikely to have any impact on future development
  4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
    - There are no such places of public gathering in close proximity to the site
  5. The accessibility of the premises for emergency vehicles;
    - There is adequate accessibility for emergency vehicles,
  6. The accessibility of light and air to the premises and to the property in the vicinity;
    - The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.
  7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
    - There are adequate utilities, roads, drainage, and other necessary facilities.
  8. The preservation of cultural and historic landmarks and structures;
    - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
  9. The character of the neighborhood;
    - Site is located in the Pigtown community and has the support of the local community association.
  10. The provisions of the City's Comprehensive Master Plan;
    - The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan.
  11. The provisions of any applicable Urban Renewal Plan;

- The proposed use is not prevented or limited by any Urban Renewal Plan.

12. All applicable standards and requirements of this Code;

- The proposed use complies with all bulk and yard standards

13. The intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

14. Any other matters considered to be in the interest of the general welfare.

- The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated January 16, 2026, including the Department of Planning Staff Report, dated January 15, 2026.

[X] Testimony presented at the Committee hearing.

[X] Findings of the Planning Department – adopted by committee on February 26, 2026

Oral – Witness:

- Michele Toth, Law Department
- Caitlin Audette, Planning Department
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Tom Wellington, Baltimore Development Corporation
- Gabriel Stuart-Sikowitz – Department of Finance

Written:

- Department of Finance – Dated April 9<sup>th</sup>, 2025
- Health Department – Dated December 20, 2025
- Board of Municipal and Zoning Appeals – Dated December 23, 2023
- Department of Housing and Community Development – Dated February 18, 2026
- Department of Transportation – Dated December 10, 2025
- Letter from Citizens of Pigtown Community Association – Dated July 14, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR**

Ryan Dorsey – Chair  
Phylicia Porter  
Paris Gray  
Mark Parker  
John Bullock  
Zac Blanchard