

The Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Housing Commissioner

Date: July 26, 2017

Re: **City Council Bill 17-0096 – Zoning – After-Hours Establishments; Lounges**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0096, for the purpose of allowing certain after-hours establishments and certain lounges only in certain commercial and industrial zoning districts; defining certain terms; imposing certain standards; providing for a special effective date; and generally relating to the zoning and development laws of Baltimore City.

If enacted, this bill would add definitions and standards for use for after-hours establishments and lounges to the Baltimore City Zoning Code, Article 32. These definitions and standards for use will provide the necessary oversight for businesses without a liquor license or some other type of after-hours restriction in certain Commercial and Industrial zoned Districts in the City. The proposed bill would permit certain establishments to operate not only after midnight, but also after 2:00 am based on conditional use authorization by the Board of Municipal Zoning Appeals (BMZA).

If this bill does not pass, it could result in establishments seeking applications for live entertainment under the authority of the new zoning code, which would allow them to be open for 24 hours without any after-hours conditional use review. All of the other authorized uses in the code either have a liquor license and close at 2:00 a.m. or they have an after-hours conditional use permit in place as per the old zoning code. This bill would close an existing gap in the zoning code by requiring an “after-hours establishment” that remains open after 2:00 a.m. to receive conditional approval from the BMZA.

The Department of Housing and Community Development strongly encourages the passage of City Council Bill 17-0096.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*