


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, Housing Commissioner 

Date: September 18, 2017

Re: **City Council Bill 17-0099 - Zoning – Conditional Use Banquet Hall – The Second Floor Rear Area and the Adjoining Fenced-In Patio – 5604 York Road (AKA 5609 Hess Avenue)**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0096, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet Hall on the second floor rear area and the adjoining fenced-in patio on the property known as 5604 York Road (aka 5609 Hess Avenue) and providing for a special effective date.

If enacted, this bill would support the conversion of an existing commercial building in the Homeland Neighborhood to a banquet hall on the second floor level with a one-story patio. The first floor of the building could be used for pedestrian-oriented retail commercial uses and the second level would provide a local banquet hall for nearby residents. HCD agrees with the Department of Planning's recommendation for an amendment to require the banquet hall to maintain and operate the existing open-air off-street parking area in the vicinity and to provide other additional off-street parking resources for use by banquet hall patrons and staff.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0099.

MB:sd

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