


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill Report17-0157		

TO Mayor Catherine E. Pugh

DATE: January 31, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 17-0157- Zoning - Conditional Use Banquet Hall - First Floor Area of 333 West Ostend Street

**INTRODUCTION** – First Floor Area of 333 West Ostend Street For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the first floor area of the property known as 333 West Ostend Street (Block 0973, Lot 001).

**PURPOSE/PLANS** – Allowing a vacant 75,000 SF warehouse building to reestablish as a banquet hall in the South Baltimore area.

**BRIEF HISTORY** – 333 West Ostend, located over the bridge from M&T Bank Stadium, was previously “The Parke Metal Decorating Co.” and is currently a vacant building available for office space rentals.

**FISCAL IMPACT** – Not applicable

**AGENCY/DEPARTMENT POSITION** –

The Department of Transportation **supports** City Council 17-0157.

If you have any questions, please do not hesitate to contact Katelyn McCauley, at [Katelyn.McCauley@baltimorecity.gov](mailto:Katelyn.McCauley@baltimorecity.gov), or (443) 677-9391.

Sincerely,



Michelle Pourciau  
Director

**CITY OF BALTIMORE  
COUNCIL BILL 17-0157  
(First Reader)**

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Introduced by: Councilmember Costello

At the request of: 1301 Howard LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland  
21202

Telephone: 410-547-6900

Introduced and read first time: October 30, 2017

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning  
Appeals, Planning Commission, Department of Housing and Community Development,  
Baltimore Development Corporation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Banquet Hall –**  
3 **First Floor Area of 333 West Ostend Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a banquet hall on the first floor area of the property known as 333 West Ostend  
6 Street (Block 0973, Lot 001), as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning

9 Sections 5-201(a), 14-302, and Table 12-402 (TOD-4)

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 permission is granted for the establishment, maintenance, and operation of a banquet hall on the  
14 first floor area of the property known as 333 West Ostend Street (Block 0973, Lot 001), as  
15 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
16 Zoning Code §§ 5-201(a), 14-302, and Table 12-402 (TOD-4), subject to the condition that the  
17 banquet hall complies with all applicable federal, state, and local licensing and certification  
18 requirements.

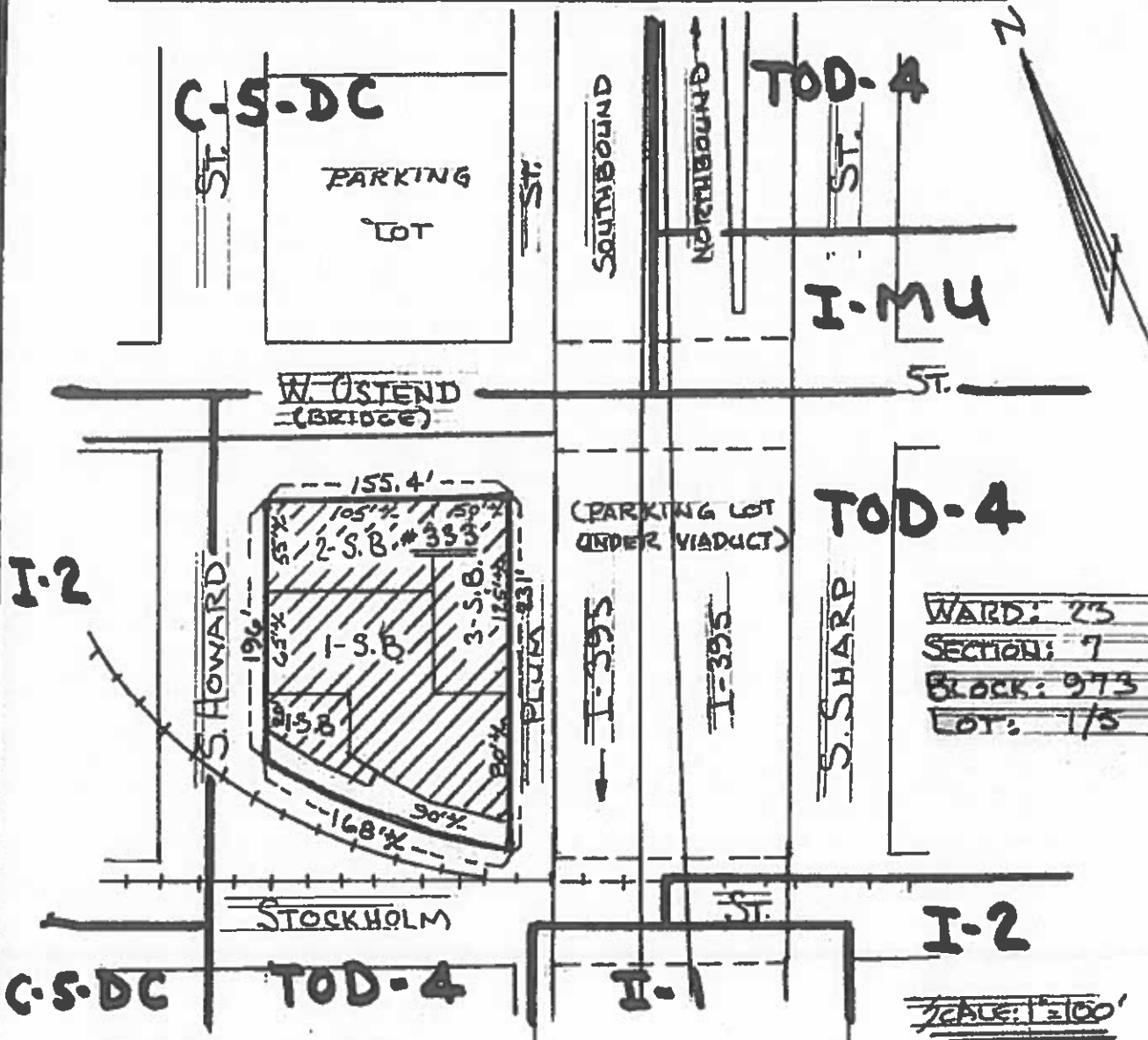
19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
20 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
21 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
22 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
23 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
24 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
25 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
26 the Zoning Administrator.

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

**Council Bill 17-0157**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
2 after the date it is enacted.

SHEET No. 56 OF THE ZONING MAPS OF THE BALTIMORE CITY CODE



WARD: 23  
 SECTION: 7  
 BLOCK: 973  
 LOT: 1/3

SCALE: 1" = 100'

CONDITIONAL USE:  
AREA OUTLINED IN RED TO BE  
USED AS A BANQUET HALL

FOR:  
333 OSTEND, LLC  
333 OSTEND ST.  
BALTIMORE, MD. 21230

\_\_\_\_\_

\_\_\_\_\_

8/5/17

MAYOR

PRESIDENT CITY COUNCIL

STATEMENT OF INTENT

FOR

333 West Ostend Street

(Address)

1. Applicant's Contact Information:  
Name: 1301 Howard LLC c/o Alfred W. Barry III  
Mailing Address: 201 E Baltimore St #1150  
Baltimore, MD 21202  
Telephone Number: (410) 547-6900  
Email Address: ababell@yahoo.com
  
2. All Proposed Zoning Changes for the Property: \_\_\_\_\_  
Conditional use banquet hall for portion of property as outlined on plat
  
3. All Intended Uses of the Property: Conditional use approval for banquet hall
  
4. Current Owner's Contact Information:  
Name: 1301 Howard LLC  
Mailing Address: 1340 Smith Avenue  
Baltimore, MD 21209  
Telephone Number: (410) 385-1234  
Email Address: \_\_\_\_\_
  
5. Property Acquisition:  
The property was acquired by the current owner on 9/26/1996 by deed recorded in the  
Land Records of Baltimore City in Liber 05862 Folio 00429.
  
6. Contract Contingency:  
(a) There is \_\_\_\_\_ is not X a contract contingent on the requested legislative authorization.  
(b) If there is a contract contingent on the requested legislative authorization:  
(i) The names and addresses of all parties to the contract are as follows (use additional sheet if  
necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii) The purpose, nature, and effect of the contract are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Agency:

(a) The applicant is \_\_\_\_\_ is not  acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows (use additional sheet if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT**

I, Alfred W. Barry III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

  
\_\_\_\_\_  
Applicant's signature

10/24/17  
\_\_\_\_\_  
Date