

Introduced by: Councilmember Bullock

At the request of: Preparation, Inc.

Address: c/o William Pak, 2300 Edmondson Avenue, Baltimore, Maryland 21223

Telephone: 443-827-3173

Prepared by: Department of Legislative Reference

Date: August 21, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0118

A BILL ENTITLED

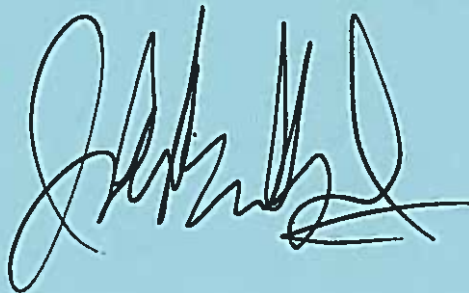
AN ORDINANCE concerning

**Zoning – Conditional Use Retail Goods Establishment (With Alcoholic
Beverages Sales) – 2300 Edmondson Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

By authority of

Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-1)
Baltimore City Revised Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other:

Other:

Other:

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other:

Other:

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other:

Other:

Other:

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission

Other:

Other:

Other:

**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE: _____

BILL#: 17-0118

**BILL TITLE: Zoning - Conditional Use Retail Goods Establishment (With
Alcoholic Beverages Sales) - 2300 Edmondson Avenue**

MOTION BY: _____ SECONDED BY: _____

☐ FAVORABLE

☐ FAVORABLE WITH AMENDMENTS

☐ UNFAVORABLE

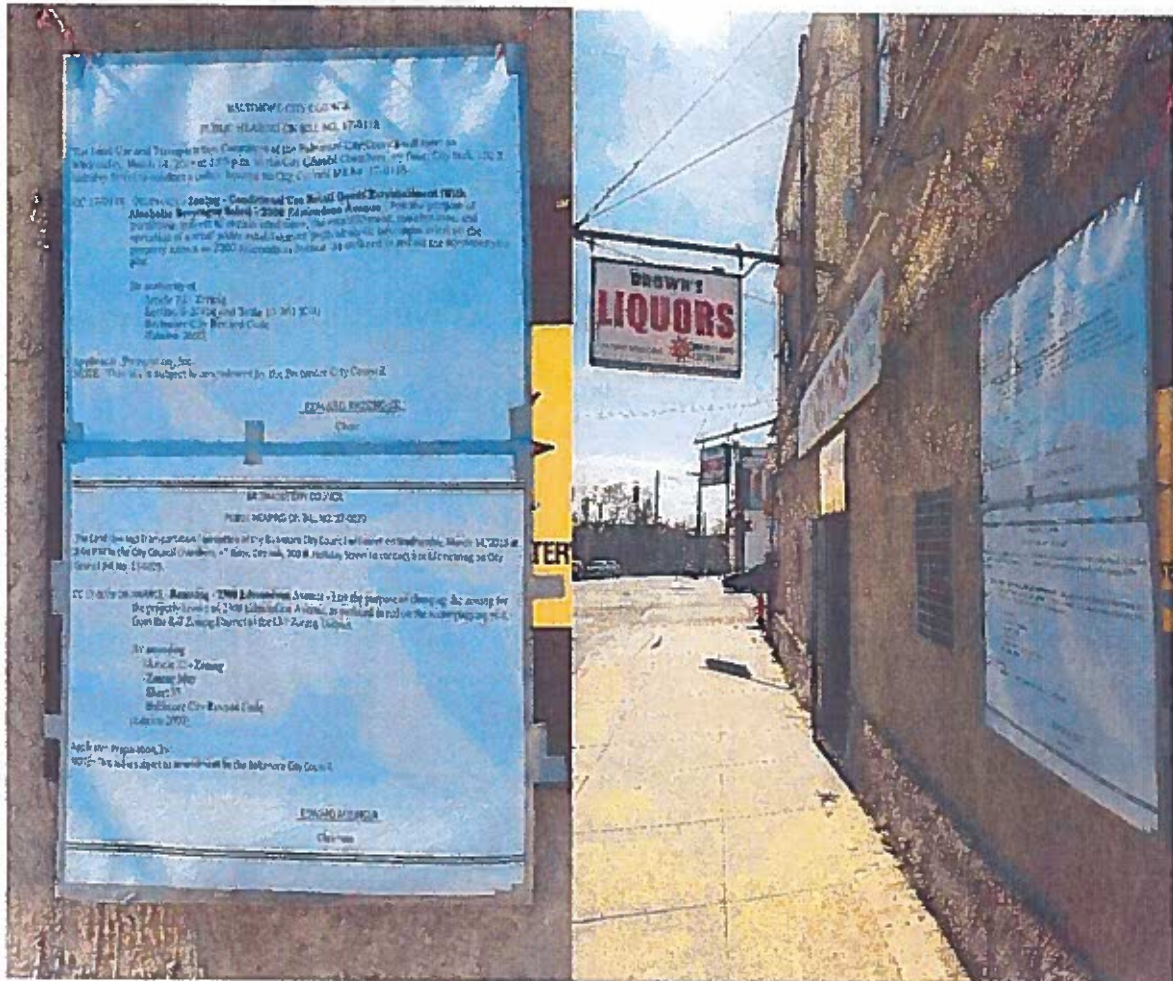
☐ WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon				
Stokes, Robert				
TOTALS				

CHAIRPERSON: _____

COMMITTEE STAFF: Jennifer L. Coates, Initials: _____

Certificate of Posting
Land Use & Transportation Committee
Public Hearing: City Council 17-0079 and 17-0118

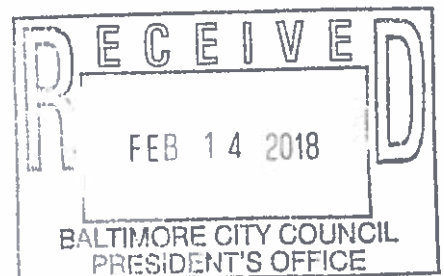


Posted 2/9/2018

Preparation Inc. t/a Brown's Liquors, c/o William S. Pak
2300 Edmondson Ave.
Baltimore, MD 21223



William S. Pak
wpak86@gmail.com
(443) 827-3173



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

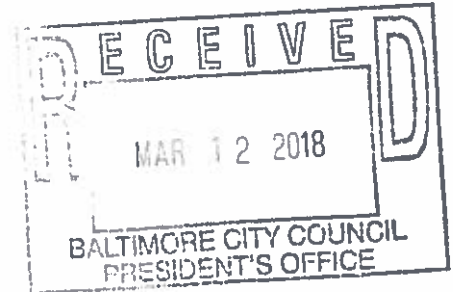


DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

March 9, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 17-0118 Zoning – Conditional Use Retail Goods Establishment
(with Alcoholic Beverage Sales) 2300 Edmondson Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0118 for form and legal sufficiency. If enacted, the bill would grant permission for the establishment, maintenance and operation of a retail goods establishment (with alcoholic beverage sales) at 2300 Edmondson Avenue, which is in the R-7 Zoning District. Such a use is not permitted in R-7, either by right or by this type of conditional use ordinance. Baltimore City Code, Art. 32, Tbl. 9-301. Even if the property could be legally rezoned to a district in which that use is not amortized, the use would remain non-conforming in that district and a conditional use would not be required. Baltimore City Code, Art. 32, §18-202(a); *accord Purich v. Draper Properties, Inc.*, 395 Md. 694, 708 (2006).

As the Mayor and City Council just zoned this property R-7 effective June 5, 2016 and there has been no showing of a substantial change in the neighborhood or of a mistake of fact in the selection of R-7, this property cannot legally be rezoned. Md. Code, Land Use, §10-304(b)(2); Baltimore City Code, Art. 32, §5-508(b)(1); *see also* Law Department's report on City Council Bill 17-0118, issued March 9, 2018. Even if the property could be rezoned and this ordinance enacted, Section 5-407 of Article 32 of the Baltimore City Code would void the conditional use a year after it is granted because no permit would be obtained for the use.


If this bill were enacted, any conditions it seeks to impose on the use of the property as a Retail Goods Establishment (with Alcoholic Beverage Sales) would be unenforceable. In other words, any conditions that are not land use conditions or that conflict with state law, including matters lying properly within the purview of the Liquor Board, would not be enforceable as part of a conditional use ordinance and therefore should never be in a conditional use ordinance. *See, e.g., Worton Creek Marina, LLC v. Claggett*, 381 Md. 499, 512-513 (2004); *Northwest Merchants Terminal v. O'Rourke*, 191 Md. 171 (1948).

VF

Page 2 of 2

For the reasons set forth, the Law Department is unable to approve this bill for legal sufficiency.

Very truly yours,

A handwritten signature in black ink, appearing to read "Andre M. Davis".

Andre M. Davis
City Solicitor

cc: Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor
Avery Aisenstark

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND
ZONING APPEALS**

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

February 26, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

**RE: CC Bill No. 17-0118: Zoning – Conditional Use Retails Goods
Establishment (with alcoholic beverage sales), 2300 Edmondson
Avenue**

Ladies and Gentlemen:

City Council Bill No. 17-0118 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

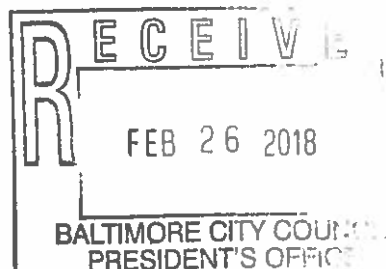
The purpose of City Council Bill No. 17-0118 is to permit, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverage sales) on the property 2300 Edmondson Avenue as outlined in red on the accompanying plat.


After review and consideration of the proposed legislation, BMZA concurs with the report of the Department of Housing & Community Development recommending disapproval of Bill No. 17-0118 and the companion rezoning Bill No. 17-0079.

Sincerely,

Derek J. Baumgardner
Acting Executive Director

CC: Mr. Kyron Banks, Mayors Office of Council Relations
Ms. Natawna Austin, Office of the City Council President
Mr. Geoffrey Veale, Zoning Administrator



FROM	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 17-0118		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

September 28, 2017

I am herein reporting on City Council Bill 17-0118 Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2300 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat to the bill.

DOT has no objections to this bill.

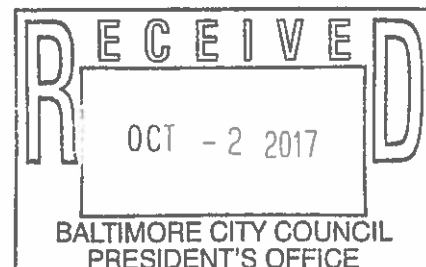
Respectfully,



Michelle Pourciau
Director

MP/lw

Cc: Kyron Banks, Mayor's Office



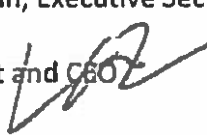
No
objection



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: October 5, 2017

SUBJECT: City Council Bill No. 17-0118
Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) – 2300 Edmondson Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0118, Zoning-Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) -2300 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverage sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

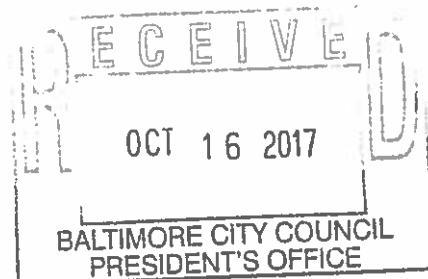
The proposed zoning will allow for the continued operation of a long time neighborhood business and is complimentary to the C-1 zoning directly across Bentalou Street.

As the economic development extension of the City of Baltimore, the BDC is readily available and willing to assist any business in relocating to properties within the City that will afford the appropriate zoning and allow a business to be classified as a conforming establishment, if the current location will not afford that opportunity.

BDC has no objection to the proposed City Council Bill 17-0118.

cc: Kyron Banks

No obj



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 *MBR*

Date: October 10, 2017

Re: City Council Bill 17-0118 - Zoning – Conditional Use Retail Goods Establishment (With
Alcoholic Beverage Sales) – 2300 Edmondson Avenue

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0118 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue.

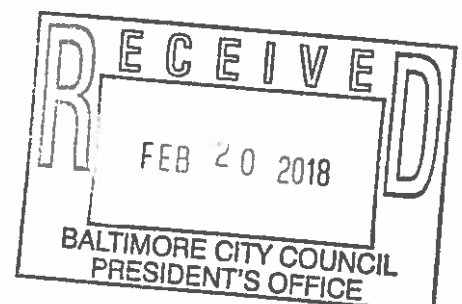
If this bill is enacted, along with the passage of companion bill 17-0079 (Rezoning – 2300 Edmondson Avenue), the end property of row houses on the 2300 block of Edmondson Avenue in the Rosemont Neighborhood would be allowed to operate a retail goods establish with the sales of alcoholic beverages.

The Department of Housing and Community Development does not support the passage of the companion bill 17-0079 (Rezoning – 2300 Edmondson Avenue) or City Council Bill 17-0118.

MB:sd

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

JS



HJM HARRIS JONES & MALONE, LLC

2423 MARYLAND AVENUE
SUITE 100
BALTIMORE, MARYLAND 21218

LISA HARRIS JONES
DIRECT DIAL: (410) 366-1500
FAX NUMBER: (410) 366-1501
lisa.jones@mdlobbyist.com

March 14, 2018

VIA ELECTRONIC TRANSMISSION – Edward.Reisinger@baltimorecity.gov

The Honorable Chair Edward Reisinger
Land Use & Transportation Committee
Baltimore City Council
100 N. Holliday Street, Suite 500
Baltimore, Maryland 21202

Re: Letter of Support – City Council Ordinance 17-0079, Rezoning – 2300 Edmondson Avenue, and City Council Ordinance 17-0118, Zoning- Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) – 2300 Edmondson Avenue

Dear Mr. Chair:

This office represents Preparation, Inc. (“Preparation”) in support of City Council Ordinance 17-0079, Rezoning – 2300 Edmondson Avenue and City Council Ordinance 17-0118, Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) at 2300 Edmondson Avenue (the “Property”) (collectively referred to herein as the “Ordinances”).

A. Approval Standards Under the State Land Use Article.

In accordance with Article 32, §5-508(b)(2), the Baltimore City Council (the “Council”) may approve a zoning map amendment based on a finding that there was either: (1) a substantial change in the character of the neighborhood where the property is located; or (2) a mistake in the existing zoning classification. We argue that the Council can comfortably find that a zoning map amendment is proper under both grounds.

1. Substantial Change in the Character of the Neighborhood Where the Property is Located.

Over the years, the character of the neighborhood of which the Property is located has changed. In the general vicinity of the Property are the following non-residential businesses that were established over the past several years: (1) a commercial parking lot; (2) Spin Cycle, a 24-hour

received
3/14/18 JRC



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The Honorable Edward Reisinger
March 14, 2018
Page 2 of 4

laundromat; (3) Wonder Enterprises, a wholesale beauty supply and general merchandise store; and (4) Pocopico, a neighborhood restaurant.

The Property is also near the former Rosemont Urban Renewal Area and Plan (the "Rosemont URA"). In 2017, the Rosemont URA was repealed to allow for future economic development and improvement in the Greater Rosemont Community. For example, the long-anticipated development of the American Ice Company property which is in close proximity to the Property is anticipated to move forward soon.

Further, the Property is roughly four tenths of a mile/eight-minute walk from the West Baltimore MARC Station (the "MARC Station"). The MARC Station has been the subject of proposed development by the State of Maryland and Baltimore City agencies and officials. Once proper funding and plans are approved, improvements to this site will increase population changes that will bolster the current use of the Property. Such, development will also alter transportation patterns that the Property's current use will support.

The non-residential businesses surrounding the Property, the repeal of the Rosemont URA, and the proposed development of the MARC Station supports a finding of substantial change in the character of the neighborhood where the Property is located. Hence, rezoning the Property to C-1 and allowing for a conditional use to operate the Property as a retail goods establishment with alcoholic beverages sales is compatible with existing and proposed development in the area.

2. A Mistake in the Existing Zoning Classification.

The Transform Baltimore rezoning classification of the Property into a R-7 Zoning District which took effect June 5, 2017, was a mistake. The placement of the Property into a R-7 Zoning District is inconsistent with the historical use of the subject property and the physical design of the unit. As determined by the Baltimore Development Corporation (the "BDC") which serves as the economic development agency of the City of Baltimore on two separate occasions and memoranda:

"The proposed zoning change will allow for the continued operation of a long time neighborhood business and is complimentary to the C-1 zoning directly across Bentalou Street."
(See Exhibit "A")

We agree with the BDC's determination. The Property is an end-of row attachment and is distinct in its structural makeup from the adjoining residential properties. Specifically, the Property's owners, venders, customers, and United States Postal Service do not use the door on Edmondson Avenue for ingress and egress, instead using a door on North Bentalou Street that is

The Honorable Edward Reisinger
March 14, 2018
Page 3 of 4

clearly marked with signage indicating the proper entrance (See Exhibit "B"). North Bentalou Street appears to have always been the Property's form of ingress and egress as illustrated in a photograph dating back to the unfortunate Baltimore Riot of 1968 (See Exhibit "C"). The door located on Edmondson Avenue is limited to the use by the owners on rare occasions for maintenance matters. As such, when determining the Property's proper zoning, its Edmondson Avenue address should not be taken into consideration. Instead, it should be found to be a North Bentalou Street business and have the same zoning as the properties directly across the street from its entrance.

There is a mistake in the existing zoning classification of the Property. As such, the Property should be rezoned from R-7 to C-1 allowing for the approval a conditional use to operate a retail goods establishment with alcoholic beverages sales, which is complimentary to the zoning directly across North Bentalou Street as noted by the BDC.

B. Additional Findings of Fact and Standards.

The findings listed in Section A of this correspondence demonstrate that the proposed zoning map amendment will support:

- (1) populations changes;
- (2) the availability of public facilities;
- (3) present and future transportation patterns (the Baltimore City Department of Transportation had no objection to City Council Ordinance 17-0118 as demonstrated in Exhibit "D");
- (4) compatibility with existing and proposed development for the area;
- (5) the recommendations of the City agencies and officials; and
- (6) the consistency with the City's Comprehensive Master Plan (the "Master Plan").

In addition, the Property's existing use is consistent with the use of those businesses located nearby and the zoning of the properties in the general area of North Bentalou Street. It would be impractical to convert the building to residential dwelling. Such a conversion would far exceed the value of the Property and arguably create another abandoned building in the City which would be contrary to the Master Plan.

C. Conclusion.

Considering the information provided herein, a favorable vote on the Ordinances by the Land Use & Transportation Committee and the Council, would advance the goals, objectives and

HARRIS JONES & MALONE, LLC

The Honorable Edward Reisinger
March 14, 2018
Page 4 of 4

strategies of the Master Plan. Such action is needed to serve a comprehensive redevelopment strategy in which the Property sits.

As demonstrated by neighborhood support, rezoning the Property to C-1 and allowing for a conditional use to operate the Property as a retail goods establishment with alcoholic beverages sales continues to meet the needs of the neighborhood. (See Exhibit "E")

On behalf of Preparation, I respectfully request a favorable vote on Ordinances 17-0079 and 17-0118. If you have any questions or desire any additional information, please feel free to contact me directly.

Very Truly Yours,


Lisa Harris Jones

Attachments

cc: City Councilman President Bernard C. "Jack" Young
Vice Chair, Sharon Green Middleton
Councilwoman Mary Pat Clarke
Councilman Eric Costello
Councilman Ryan Dorsey
Councilman Leon Pinkett
Councilman Robert Stokes
Jennifer Coates, Legislative Policy Analyst

HARRIS JONES & MALONE, LLC

EXHIBIT "A"

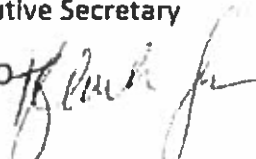


Baltimore

Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: June 23, 2017

SUBJECT: City Council Bill 17-0079
Rezoning – 2300 Edmonson Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0079, for the purpose of changing the zoning for the property known as 2300 Edmondson Avenue from the R-7 zoning District to the C-1 Zoning District.

The proposed zoning changes will allow for the continued operation of a long time neighborhood business and is complimentary to the C-1 zoning directly across Bentalou Street. BDC has no objection to the proposed City Council Bill 17-0079.

cc: Kyron Banks


sandra.blake/ccbill17/17-0079



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: October 5, 2017

SUBJECT: City Council Bill No. 17-0118
Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) – 2300 Edmondson Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0118, Zoning-Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) -2300 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverage sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

The proposed zoning will allow for the continued operation of a long time neighborhood business and is complimentary to the C-1 zoning directly across Bentalou Street.

As the economic development extension of the City of Baltimore, the BDC is readily available and willing to assist any business in relocating to properties within the City that will afford the appropriate zoning and allow a business to be classified as a conforming establishment, if the current location will not afford that opportunity.

BDC has no objection to the proposed City Council Bill 17-0118.

cc: Kyron Banks

HARRIS JONES & MALONE, LLC

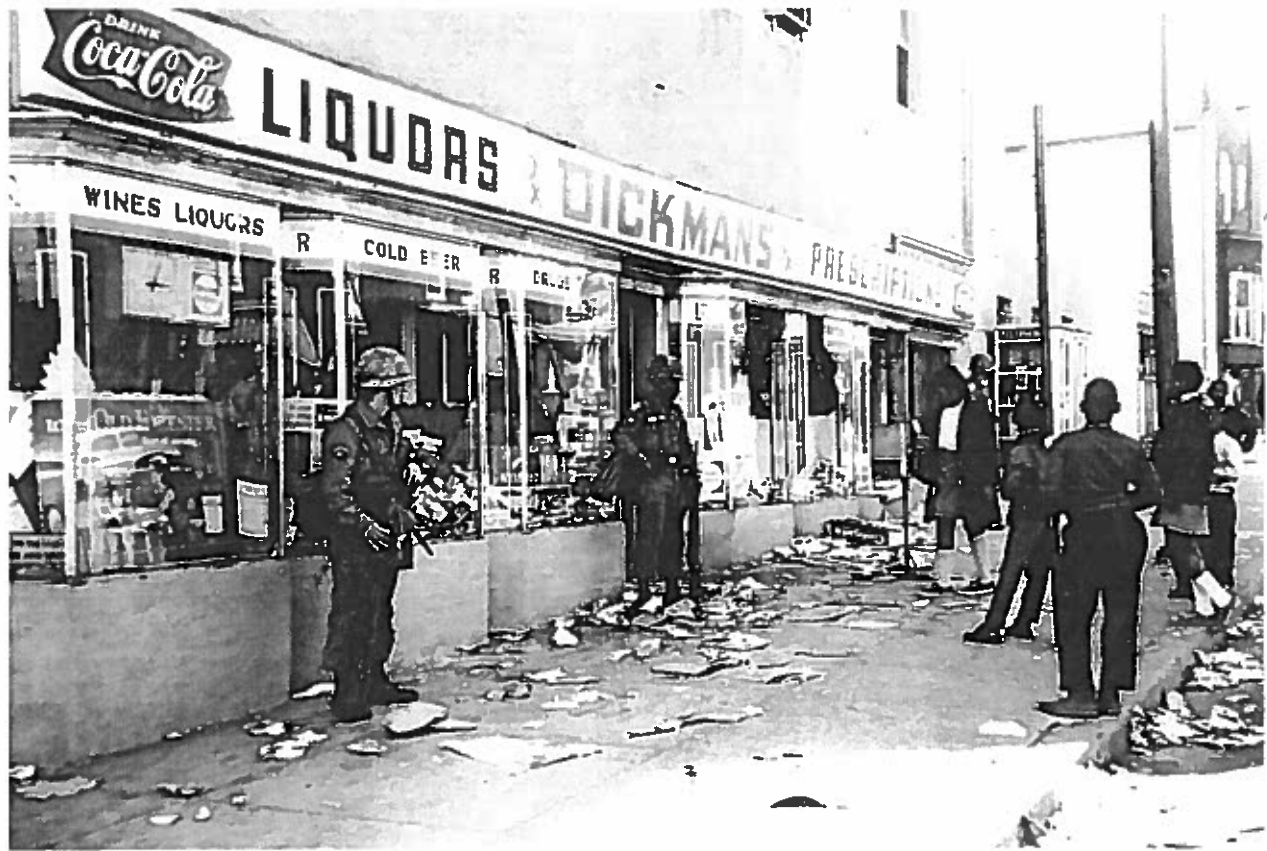
EXHIBIT "B"



HARRIS JONES & MALONE, LLC


EXHIBIT "C"

Baltimore Riot 1968 – 2300 Edmondson Ave.



HARRIS JONES & MALONE, LLC

EXHIBIT "D"

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 17-0118		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

September 28, 2017

I am herein reporting on City Council Bill 17-0118 Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 2300 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat to the bill.

DOT has no objections to this bill.

Respectfully,



Michelle Pourciau
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

HARRIS JONES & MALONE, LLC

EXHIBIT "E"



March 3, 2017

The Honorable John Bullock
Baltimore City Councilman
9th District
100 Holiday Street
Baltimore, Maryland 21201

Reference: Brown's Liquor Store (2300 Edmondson Avenue in Baltimore, Maryland 21223)

Dear Councilman Bullock:

Thank you for taking time out of your busy schedule to read and considers this letter. As President of the Rosemont Homeowners and Tenants Association, it is my honor to express our appreciation of Brown's Liquor Store located at 2300 Edmondson Avenue.

We are asking for your support for the continued operation of this valued business in our community. Brown's Liquor Store has never been a problem to the community. They maintain a clean, drug and loitering free environment. They also have a good reputation in the community for giving back and supporting the programs in the neighborhood.

We are concerned that the closing of the business will attract negative activity to the corner. Currently, Brown's Liquor compliments the Laundry Mat, Fire Station and restaurants. People in the community see the business as an integral part of the neighborhood. We challenge the Zoning Board's decision to close the business because of the location and connection to homes on that block. The residents feel that it fits the esthetics and serves as a convenience store as well.

If the store was closed, it would add to the unaddressed blight and dilapidation. The residents have signed a petition to keep the store operating. We look forward to discussing this matter with you at our upcoming monthly meeting scheduled for Saturday, March 11, 2017 at 2:00 pm at the Perkins Square Baptist Church located at 2500 Edmondson Avenue.

Please feel free to contact me for any additional information you may need. I can be reached at 240-586-2941 or by email at apressley@druidheights.com. Thanks again for your attention and any favorable consideration you can offer Brown's Liquor Inc.

Sincerely,

Anthony Pressley, President

cc: Board of Directors

Keep Your Babies Safe

So far this year, 11 babies have died while sleeping. This is a sad reality called "SIDS" (Sudden Infant Death Syndrome). These deaths can be prevented. Babies who die on their stomachs or share the bed with an adult or sibling are more likely to accidentally suffocate.

Keep babies from falling in their sleep with some safe sleep steps:

- Babies should always sleep on their backs. Babies are less likely to choke when on their back.
- Babies should sleep alone. Never "co-sleep" with a baby.
- Babies should always sleep in a crib, every night and every nap. The crib should be clean and clear. There should be no toys or blankets in the crib.
- Don't smoke. Never smoke cigarettes or marijuana in the home with babies or young children. Smoke in the home makes it harder for babies to breathe and is sure to fill the safe sleep steps for babies every time.

Here are some important numbers that help babies: families keep their babies safe:

- Call 410-445-4500 to find out if you can get a free portable crib.
- Helpline is 1-800-245-7317 to learn how to take a baby safely. This 24-hour parent helpline is 100% safe and confidential.
- Call 410-413-5175 to find treatment for substance use or mental health.
- Call 1-800-764-6449 24 hours a day for help with quitting tobacco.
- Call 410-235-6433 for help in coping with a loss.

To find out more about safe sleep, visit EPPA's free for Healthy Babies at <http://www.healthybabiesnow.com>.

Next Meeting: Monday, Nov. 20- Meeting Starts @ 6:30 PM
 Union Memorial United Methodist Church, 2600 Harlow Ave.

Membership dues can be mailed to: The Evergreen Protective Association, P.O. Box 4454, Baltimore, Md. 21203. Dues can be paid in cash at the next meeting, or at the Nov. 20 meeting. Dues for 2017 are \$10 and are used to pay for all expenses to help pay the cost of printing and advertising the monthly newsletter, the meeting space, and book scholarships. In addition, dues can be payable to the Evergreen Protective Association, 1701 E. 10th Ave., Baltimore, Md. 21203. Please send your dues to the association, (please send dues to the association, 1701 E. 10th Ave., Baltimore, Md. 21203, and join our online community on Facebook. Upcoming meetings: Dec. 18 (come celebrate the holiday with your neighbors).

Evergreen Protective Association, P.O. Box 4454, Baltimore, Md. 21203
 (410) 445-4500
 www.healthybabiesnow.com



Evergreen Protective Association, Inc.

Officer and Members proudly present this

Certificate of Appreciation

To

Yum S. Hwang

Brown's Liquors Store

Your Continued Community Support and Service

" Making Life Better for Someone Else"

Jennifer Combs, President

December 18, 2017

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, March 14, 2018

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0118

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0118

Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) - 2300 Edmondson Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

Sponsors:

John T. Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, March 14, 2018

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0118

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0118 **Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) - 2300 Edmondson Avenue**
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

Sponsors: John T. Bullock

ADJOURNMENT

The committee did not take a vote on the matter. The meeting was adjourned.

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0118

Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) –
2300 Edmondson Avenue

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: March 14, 2018

Time (Beginning): 1:45 PM

Time (Ending): 1:00 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~40

Committee Members in Attendance:

Reisinger, Edward, Chairman

Middleton, Sharon, Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Pinkett, Leon

Stokes, Robert

Bill Synopsis in the file? ☒ yes ☐ no ☐ n/a
Attendance sheet in the file? ☒ yes ☐ no ☐ n/a
Agency reports read? ☒ yes ☐ no ☐ n/a
Hearing televised or audio-digitally recorded? ☒ yes ☐ no ☐ n/a
Certification of advertising/posting notices in the file? ☒ yes ☐ no ☐ n/a
Evidence of notification to property owners? ☒ yes ☐ no ☐ n/a
Final vote taken at this hearing? ☐ yes ☒ no ☐ n/a
Motion Councilmember *
Seconded Councilmember *
Final Vote:



Major Speakers
(*This is not an attendance record.*)

- Councilman John Bullock, sponsor of the bill
 - Mr. Martin French, Department of Planning
 - Mr. Kyron Banks, Office of the Mayor/Department of Transportation/Department of Housing
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Hilary Ruley, Department of Law
 - Mr. David Garza, Baltimore Development Corporation
 - Ms. Lisa Harris Jones, Esq., representative for the applicant
-

Major Issues Discussed

1. Councilman Bullock provided information about the purpose for the conditional use request.
 2. Mr. Martin French testified that the Department of Planning and the Planning Commission did not have a report. Chairman Reisinger indicated that the time allotted for the City Council's receipt of agency reports has passed.
 3. Agency representatives testified in support of their respective agency's position on the bill.
 4. Ms. Ruley indicated that the bill was not necessary as the property was already being used for what is being requested. Mr. French explained that Article 32, Section 18-701(a) only applies to establishments with alcoholic beverage sales in residential districts. If the property is rezoned to commercial, the termination language would not apply.
 5. Ms. Lisa Harris Jones spoke about use of the property and the applicant's request.
 6. The committee adjourned.
-

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman.....
Middleton, Sharon, Vice Chair.....
Clarke, Mary Pat.....
Costello, Eric.....
Dorsey, Ryan.....
Pinkett, Leon.....
Stokes, Robert:.....

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File

JLC

Date: March 19, 2018



CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: March 14, 2018

Time: 1:05 PM

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) - 2300 Edmondson Avenue 333 West Ostend Street

CC Bill Number: 17-0118

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

[illegible]

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation		Chairperson: Edward Reisinger
Date: March 14, 2018	Time: 1:05 PM	Place: Clarence "Du" Burns Chambers
Subject: Ordinance - Zoning - Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) - 2300 Edmondson Avenue 333 West Ostend Street		CC Bill Number: 17-0118

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

[illegible]

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, March 14, 2018

1:05 PM

Clarence "Du" Burns Council Chambers

Bill 17-0118

**Zoning - Conditional Use Retail Goods Establishment
(With Alcoholic Beverages Sales) –
2300 Edmondson Avenue**

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

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Mary Pat Clarke – Vice Chair
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Kristerfer Burnett
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Kristerfer Burnett – Vice Chair
Mary Pat Clarke
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Zeke Cohen
Ryan Dorsey
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Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
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Staff: Marguerite Currin

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
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Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

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Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (*pension only*)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0118

**Zoning - Conditional Use Retail Goods Establishment
(With Alcoholic Beverages Sales) – 2300 Edmondson Avenue**

Sponsor: Councilmember Bullock

Introduced: September 11, 2017

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: March 14, 2018 /1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission

Board of Municipal and Zoning Appeals

Department of Transportation

Department of Law

Department of Housing and Community Development

Baltimore Development Corporation

Unfavorable

No Objection

Unfavorable

Favorable



Analysis

Current Law

Article 32 – Zoning; Section 5-201(a) and Table 10-301 (C-1); Baltimore City Revised Code (Edition 2000).

Background

CC Bill 17-0118, if approved, would permit the establishment, maintenance and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue. The 18' x 95' site, is located on the northwest corner of the intersection of Edmondson Avenue and Bentalou Street in the Rosemont area of West Baltimore. It is improved with a two-story porch front, end of row, residential mixed-use building which covers the entire lot. The property, built in 1925, had been used as a single-family dwelling and a drug store with one dwelling unit. In 1969, the drug store was converted to its more current use as a liquor store with an entrance on the eastern side of the building. The property is owned by Hong Taepyo and Hong Young Sun. The applicant is William Pak.

Under the old zoning code the site was zoned B-3-2 (*Community & Highway Commercial*) for commercial activity of a highway oriented nature. The current R-7 zoning for the property does not allow liquor stores. Under the new zoning code, the liquor store is now considered to be a nonconforming retail goods establishment. The owner must stop selling alcoholic beverages within two years of the June 5, 2017 effective date of the new code.

There is a companion bill, *Bill 17-0079 Rezoning – 2300 Edmondson Avenue*, which proposes to change the zoning for the property from the R-7 Zoning District to the C-1 Zoning District in order to allow the property to be used as a retail goods establishment with alcoholic beverage sales.

Article 32 describes a conditional use retail goods establishment – with alcoholic beverage sales as follows:

§14-336 . Retail goods establishments – With alcoholic beverage sales

(a) License required

A Retail goods establishment with alcoholic beverage sales must have a Class A or Class A-2 License from the Baltimore City Board of Liquor License Commissioners.

(b) The establishment may not be detrimental to or endanger the public health, safety, and welfare.

(c) Distance from others

(1) Except as otherwise provided in this subsection a retail goods establishment with alcoholic beverage sales must be located at least 300 feet from any other existing retail goods establishment with alcoholic beverage sales.

(2) (2) This spacing requirement does not apply in the C-5, C-1-E , and PC Districts

(3) (30 the Board of Municipal and Zoning Appeals may waive this spacing standard during the conditional use process if the applicant can show that there will be no negative impact to public health, safety and welfare.

Review of the applicant's request to use the property as a conditional use must be made using certain approval standards set forth in Article 32, Section 5-406.

§ 5-406. Approval standards.

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

(1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;

(2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;

(3) the authorization would not be contrary to the public interest; and

(4) the authorization would be in harmony with the purpose and intent of this Code.

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

(1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

(2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

(3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - (5) accessibility of the premises for emergency vehicles;
 - (6) accessibility of light and air to the premises and to the property in the vicinity;
 - (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - (8) the preservation of cultural and historic landmarks and structures;
 - (9) the character of the neighborhood;
 - (10) the provisions of the City's Comprehensive Master Plan;
 - (11) the provisions of any applicable Urban Renewal Plan;
 - (12) all applicable standards and requirements of this Code;
 - (13) the intent and purpose of this Code; and
 - (14) any other matters considered to be in the interest of the general welfare.
- (Ord. 16-581; Ord. 17-015.)

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: March 9, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0118
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Preparation, Inc.

Address: c/o William Pak, 2300 Edmondson Avenue, Baltimore, Maryland 21223

Telephone: 443-827-3173

Introduced and read first time: September 11, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Retail Goods Establishment (With Alcoholic**
3 **Beverages Sales) – 2300 Edmondson Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a retail goods establishment (with alcoholic beverages sales) on the property
6 known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Section 5-201(a) and Table 10-301 (C-1)
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 retail goods
14 establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson
15 Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with
16 Baltimore City Zoning Code §§ 5-201(a) and Table 10-301 (C-1), subject to the condition that
17 the retail goods establishment (with alcoholic beverages sales) complies with all applicable
18 federal, state, and local licensing and certification requirements.

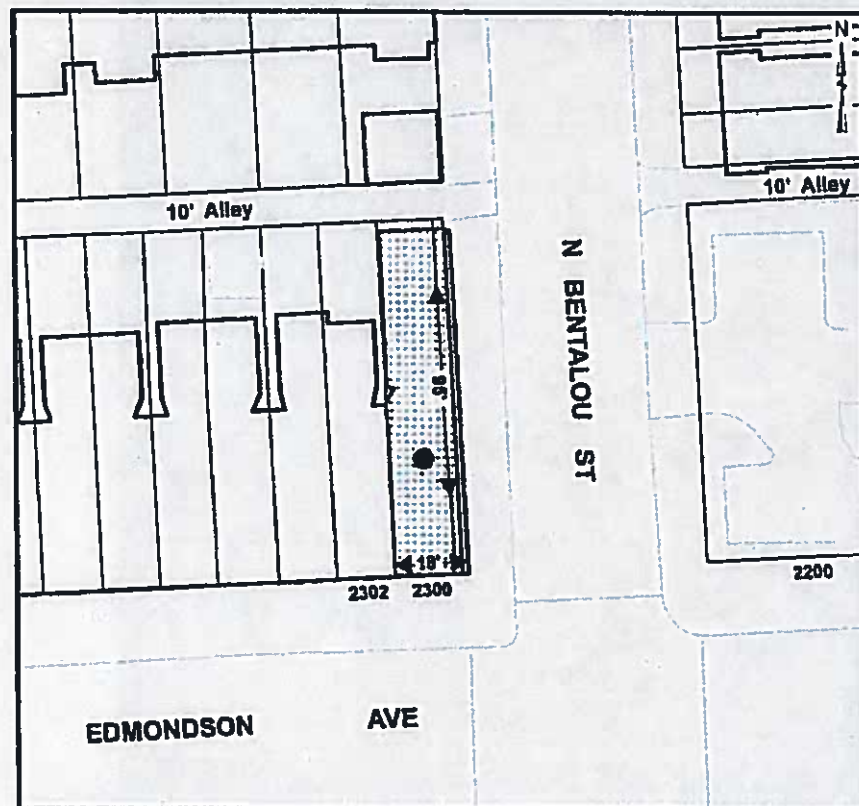
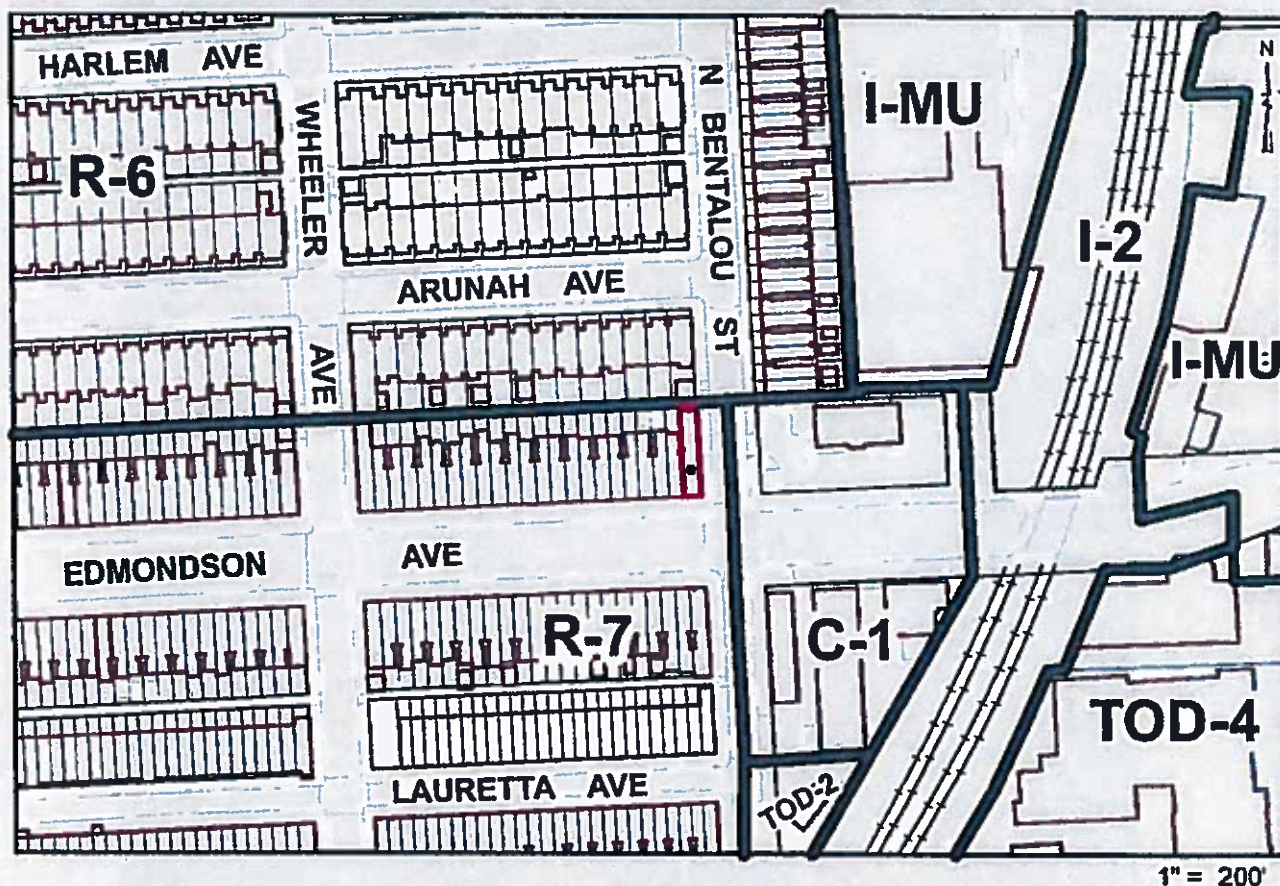
19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
20 accompanying plat and in order to give notice to the agencies that administer the City Zoning
21 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
22 shall sign the 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 17-0118

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

**SHEET NO. 53 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Note:

In Connection With Property Known As No. 2300 EDMONDSON AVENUE. The Applicant Wishes To Request The Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales), As Outlined In Red Above. The Applicant Has Requested, By A Separate Ordinance, That The Property Be Rezoned From The R-7 Zoning District To The C-1 Zoning District.

WARD 16 SECTION 25
BLOCK 2348 LOT 1

MAYOR

PRESIDENT CITY COUNCIL



**CITY OF BALTIMORE
COUNCIL BILL 17-0118
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Preparation, Inc.

Address: c/o William Pak, 2300 Edmondson Avenue, Baltimore, Maryland 21223

Telephone: 443-827-3173

Introduced and read first time: September 11, 2017

Assigned to: Land Use and Transportation Committee

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

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7 BY authority of

8 Article 32 - Zoning

9 Section 5-201(a) and Table 10-301 (C-1)

10 Baltimore City Revised Code

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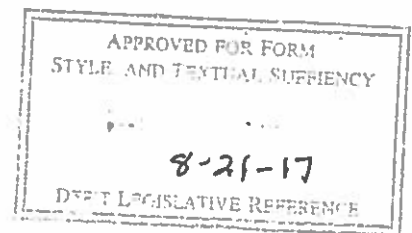
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24 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
25 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
26 the Zoning Administrator.

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

Council Bill 17-0118

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Bullock
At the request of: Preparation, Inc.
Address: c/o William Pak, 2300 Edmondson Avenue, Baltimore, Maryland 21223
Telephone: 443-827-3173

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Retail Goods Establishment (With Alcoholic
Beverages Sales) – 2300 Edmondson Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-1)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 2300 Edmondson Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and Table 10-301 (C-1), subject to the condition that the retail goods establishment (with alcoholic beverages sales) complies with all applicable federal, state, and local licensing and certification requirements.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

2300 Edmondson Avenue, Baltimore, MD 21223
{Address}

1. Applicant's Contact Information:

Name: Preparation Inc. t/a Brown's Liquors, c/o William S. Pak
Mailing Address: 2300 Edmondson Avenue, Baltimore, MD 21223
Telephone Number: (443) 827-3173
Email Address: wpak86@gmail.com

2. All Proposed Zoning Changes for the Property: Rezoned from the R-7 Zoning District to C-1 Zoning District.

3. All Intended Uses of the Property: Retail Goods establishment with alcoholic beverage sales.

4. Current Owner's Contact Information:

Name: Sang Soo Hwang and Yun Soon Hwang
Mailing Address: 2300 Edmondson Avenue, Baltimore, MD 21223
Telephone Number: (410) 233-6100
Email Address: gongju721@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on May 5th, 2017 by deed recorded in the Land Records of Baltimore City in Liber 19271 Folio 1-6.

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 X 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

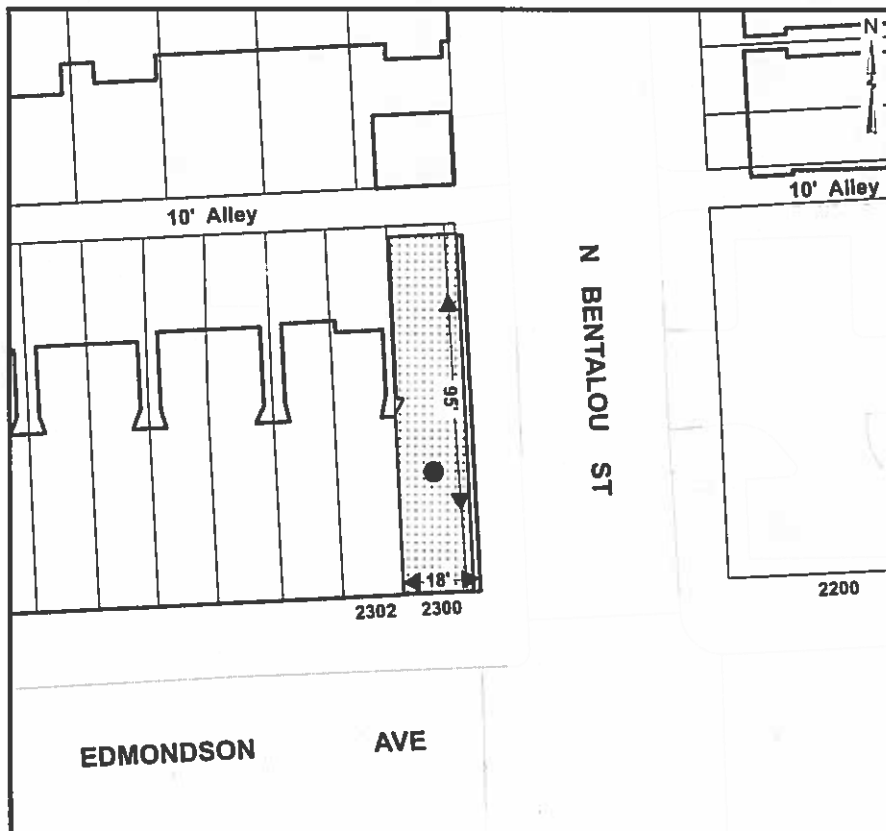
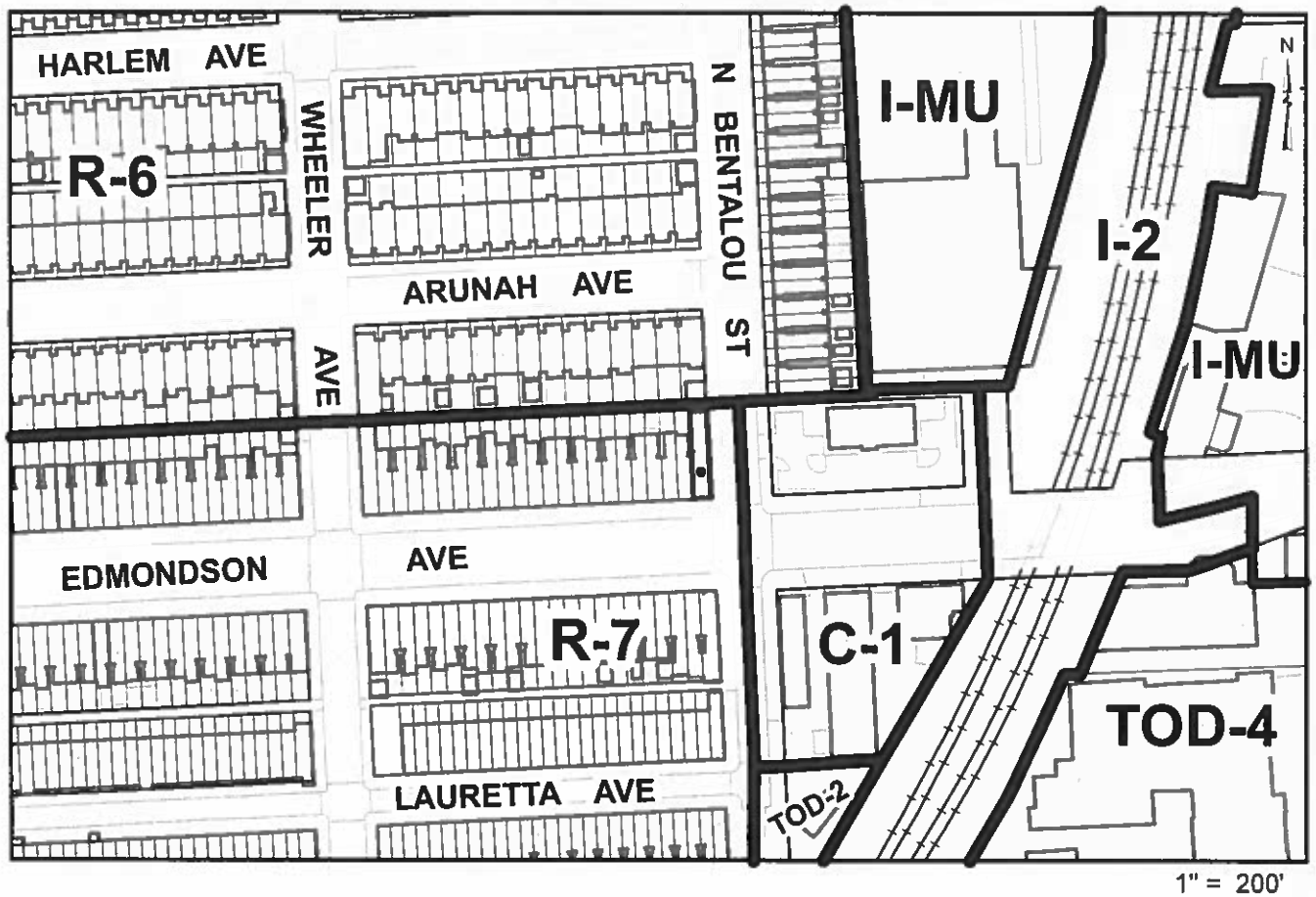
I, William S. Pak, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

August 18, 2017
Date

**SHEET NO. 53 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Note:

In Connection With Property Known As No. 2300 EDMONDSON AVENUE. The Applicant Wishes To Request The Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales), As Outlined In Red Above. The Applicant Has Requested, By A Separate Ordinance, That The Property Be Rezoned From The R-7 Zoning District To The C-1 Zoning District.

WARD 16 SECTION 25
BLOCK 2348 LOT 1

MAYOR

PRESIDENT CITY COUNCIL

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ACTION BY THE CITY COUNCIL

FIRST READING (INTRODUCTION) _____

SEP 11 2017

PUBLIC HEARING HELD ON _____

March 14,

20 *18*

COMMITTEE REPORT AS OF _____

20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____

20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____

20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____

20 _____

WITHDRAWAL _____

20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk