



MEMORANDUM

DATE: March 22, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO 
POSITION: Support
SUBJECT: City Council Bill 19-0333 – Rezoning – 801-803 North Chester Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0333 introduced by Councilmembers Sneed, Stokes and Council President Young.

PURPOSE

The purpose of this Bill is to change the zoning for the properties known as 801-803 North Chester Street from the R-8 Zoning District to the C-1 Zoning District.

BRIEF HISTORY

The Land of Kush is a restaurant seeking to operate within 801 and 803 North Chester Street; both properties are currently zoned R-8. Within a Residential Zoning District, the current Zoning Code permits with Board approval, the reuse of existing buildings that were originally constructed and used for non-residential use as a Neighborhood Commercial Establishment (Zoning Code §14-328). Allowed uses for Neighborhood Commercial Establishments include restaurants. 801 North Chester was constructed as a commercial property and therefore, can support a Neighborhood Commercial Establishment; however, the property does not meet the qualifications of a Neighborhood Commercial Establishment.

801 North Chester Street has a floor area of approximately 1,038 square feet. This limited space does not support the operational requirements of the applicant since it needs both properties to be a viable restaurant. BDC supports the rezoning of these properties from the R-8 to a C-1.

FISCAL IMPACT

NONE

AGENCY POSITION

BDC is in **support** of City Council Bill 19-0333.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[CM]