

# **MEMORANDUM**

**DATE:** May 7, 2019

**TO:** Land Use & Transportation Committee, Baltimore City Council **FROM:** Kimberly Clark, Interim President and CEO

**POSITION:** Oppose

RE: City Council Bill No. 19-0355 - Rezoning - 141-145 West Hamburg Street

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 19-0355 introduced by Councilmember Costello on behalf of Ms. Eun-yon Yim. This ordinance will change the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063) from the R-7 Zoning District to the C-1 Zoning District.

## **PURPOSE**

The property is a non-conforming liquor store and the intention of the applicant is to change the zoning so that the liquor store can continue to operate.

#### **BRIEF HISTORY**

Under the Transform Baltimore Zoning Code, retail goods establishments with alcoholic beverage sales in a residential district must terminate alcoholic beverage sales no later than June 4, 2019. According to the Department of Planning, the owner of this property did not request a different zoning classification during the comprehensive rezoning process. During the spring and summer of 2018, BDC conducted outreach to all non-conforming liquor stores and offered assistance to bring their businesses into compliance. BDC discussed options with each business that included eliminating liquor sales at the non-conforming location and converting the business into a grocery/retail use, applying for a hardship waiver, if applicable, or by relocating the business to a location where a liquor store use is permitted.

## **FISCAL IMPACT**

NONE

## **AGENCY POSITION**

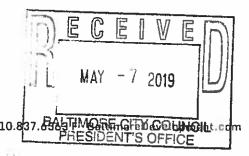
The Planning and Housing Department have opposed the Bill on the basis that this request constitutes an illegal zoning modification. BDC also opposes City Council Bill No. 19-0355. However, BDC is available and willing to assist all non-conforming businesses to be in compliance at their present location or with relocation to properties where a liquor store use is permitted.

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

cc: Jeffrey Amoros

[RR]

OPPORS



		343 39