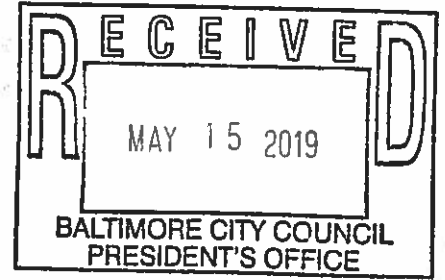




unfavorable



MEMORANDUM

DATE: May 1, 2019
 TO: Land Use and Transportation Committee
 FROM: William H. Cole, President and CEO
 POSITION: Oppose
 SUBJECT: City Council Bill 19-0322 - Rezoning – 1818 East Pratt Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0322, the purpose of which is to change the zoning for the property known as 1818 East Pratt Street (Block 1745, Lot 026), from the R-8 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 grocery/liquor store can continue to operate.

BRIEF HISTORY

Under the Transform Baltimore Zoning Code, which was enacted in July of 2015, the R-8 zoning prohibits liquor stores that are located within residential neighborhoods. 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 Law Department have opposed the Bill on the basis that this request constitutes an illegal zoning modification. BDC also opposes City Council Bill 19-0322. However, BDC is readily 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 kclark@baltimoredevelopment.com and 410-837-9305.

cc: Jeffrey Amoros

[MJF]

