


## MEMORANDUM

**DATE:** August 29, 2019  
**TO:** Land Use Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Oppose  
**SUBJECT:** City Council Bill #19-0374 - Rezoning – 1641 North Bond Street

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0374, the purpose of which is to change the zoning for the property known as 1641 North Bond Street (Block 1118, Lot 021), 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 June of 2017, 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

BDC opposes passage of City Council Bill # 19-0374. 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](mailto:kclark@baltimoredevelopment.com) and 410-837-9305.

cc: Nicholas Blendy

[MJF]