

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

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HEARING NOTES

Ordinance: 20-0494

Zoning - Conditional Use Banquet Hall - 5401 Belair Road

Committee: Land Use
Chaired by: Councilmember Edward Reisinger

Hearing Date: June 17, 2020
Time (Beginning): 1:20 PM
Time (Ending): 1:40 PM
Location: Webex Virtual Hearing
Total Attendance: Approximately 35 people

Committee Members in Attendance:
Edward Reisinger Shannon Sneed
Mary Pat Clarke Eric Costello
Ryan Dorsey Sharon Green Middleton
Leon Pinkett Robert Stokes

Bill Synopsis in the file? [X] YES [] NO [] N/A
Attendance sheet in the file? [] YES [] NO [X] N/A
Agency reports read? [X] YES [] NO [] N/A
Hearing televised or audio-digitally recorded? [X] YES [] NO [] N/A
Certification of advertising/posting notices in the file? [X] YES [] NO [] N/A
Evidence of notification to property owners? [] YES [] NO [X] N/A
Final vote taken at this hearing? [X] YES [] NO [] N/A
Motioned by: Dorsey
Seconded by: Clarke
Final Vote: Fav. with Amendments

Major Speakers

(This is not an attendance record.)

Martin French, Department of Planning
Elena DiPietro, Department of Law

Major Issues Discussed

1. Chairman Reisinger called the hearing to order; read the bill number, title, and purpose; and confirmed that the public notice requirements were met.
2. Councilwoman McCray explained the purpose of the bill and the need for the banquet hall in the community.
3. Martin French summarized the Planning Commission's findings and recommendations. He also explained the Planning Commission's proposed amendments and showed the amended plat for the property.
4. Elena DiPietro asked Martin French to explain the variance language in the Planning Commission report. Mr. French noted that the property does not have a rated capacity from the Fire Department yet, so it is possible that an off-street parking variance may be needed when it is rated. The Commission wanted to go on record as supporting such a variance if needed. Ms. DiPietro confirmed that the Law Department can approve the bill for form and legal sufficiency.
5. Representatives from the Board of Municipal and Zoning Appeals, Department of Transportation, Department of Housing and Community Development, Police Department, and Parking Authority confirmed the recommendations in their agencies' written reports.
6. Councilman Dorsey asked the following questions:
 - a. Does the conditional use create a transferable right for the property? Martin French confirmed that it does.
 - b. What are the consequences for violations of the restrictions on banquet halls in the Zoning Code? Martin French explained that the Zoning Administrator could issue a revocation if an inspector finds a violation of the Zoning Code restrictions. He also noted that the owner/operator could appeal a revocation.
 - c. Would a revocation appeal go to the Board of Municipal and Zoning Appeals instead of the City Council? Martin French explained that he thought an appeal would go to the Board of Municipal and Zoning Appeals.
7. Blessing Okoro, the applicant, explained that she hoped the banquet hall would provide jobs in the community and provide a place for nearby residents hold events. She also noted that she has installed cameras and contracted with a security service to ensure that the banquet hall will operate safely.
8. Noah Carver, representative of the property owner, testified that the property has 50 off-street parking spaces and the adjacent, commonly owned, property has several hundred parking spaces.
9. The committee voted to approve the findings of fact.
10. The committee considered and adopted the Planning Commission's proposed amendments.
11. The committee voted to recommend the bill favorably as amended.

Further Study

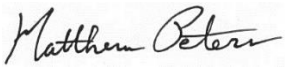
Was further study requested?

Yes No

If yes, describe.

Committee Vote:

E. Reisinger: **Yea**
S. Sneed: **Yea**
M. Clarke: **Yea**
E. Costello: **Yea**
R. Dorsey: **Yea**
S. Middleton: **Yea**
L. Pinkett: **Yea**
R. Stokes: **Yea**



Matthew L. Peters, Committee Staff

Date: Jun 18, 2020

Cc: Bill File
OCS Chrono File