



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner ak

Date: October 30, 2020

Re: City Council Bill 20-0618 Rezoning - 1220-1222 West North Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0618 for the purpose of changing the zoning for the property known as 1220-1222 West North Avenue (Block 3415, Lot 011), as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 20-0618 would rezone the property located at 1220-1222 West North Avenue from the OR-1 Zoning District to the C-1 Zoning District, which would allow the applicant, Seon Joo Lee, to use the property as a retail goods establishment with alcoholic beverage sales.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations of its Planning staff, and recommended disapproval of City Council Bill 20-0618. Planning staff noted in their report that the continued operation of a liquor store is not in the public's interest and goes against city-wide goals to reduce nonconforming alcohol outlets in residential zoning districts.

The comprehensive rezoning of the City required the mandatory termination of alcohol sales in residentially zoned Districts by June 4, 2019. But unlike many other non-complying liquor stores that have an "R" zoning designation, this property is not subject to the forced amortization due to its OR-1/RM-U zoning. Their existing BD-7 liquor license is not going to expire so long as they operate as a tavern.

The property is presently operating as a nonconforming use under the Zoning Code. If rezoned, it would no longer be nonconforming. The property would have to function according to the Tavern use standards in the zoning code which require 50% onsite sales and 50% floor area dedicated to onsite consumption.

DHCD **opposes** the passage of City Council Bill 20-0618.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*