



## 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 20-0572 Rezoning - 1301 North Fulton Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0572 for the purpose of changing the zoning for the property known as 1301 North Fulton Avenue (Block 0032, Lot 051), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 20-0572 would rezone the property located at 1301 North Fulton Avenue from the R-8 Zoning District to the C-1 Zoning District, which would allow the applicant, Ms. Suah Lee, to continue to use the property as a retail goods establishment with alcoholic beverage sales.

At its regular meeting of August 20, 2020, the Planning Commission concurred with the recommendations of its Planning staff, and recommended disapproval of City Council Bill 20-0572. 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 property is presently operating as a nonconforming use under the current Zoning Code. The comprehensive rezoning of the City required the mandatory termination of alcohol sales at this location and other similarly zoned properties by June 4, 2019. The property was issued a Violation Notice for the sale of packaged alcoholic beverages which called for a discontinuance of the prohibited use in August 2019. The proposed rezoning from R-8 to C-1 would allow for the continuation of alcohol sales and prevent the mandatory termination.

DHCD **opposes** the passage of City Council Bill 20-0572.

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