




MEMORANDUM

DATE: November 10, 2020
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: Council Bill No. 20-0618
Rezoning – 1220-1222 West North Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0618 introduced by the Councilmember Pinkett at the request of Seon Joo Lee.

PURPOSE

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.

BRIEF HISTORY

According to the Baltimore City Zoning Code (Article 32), a retail good establishment with alcoholic beverage sales is not a permitted use in the OR-1 Zoning District. However, because the business located at 1220 West North Avenue was in operation prior to the comprehensive rezoning legislation enacted in 2017, the business is allowed to continue its operation including alcoholic beverage sales.

However, the business would like to exchange their existing Class BD-7 license for the Class A-7 license that would limit the hours of operation and provide for certain additional security measures. This license exchange is contingent on an appropriate zoning designation, hence the request of this council bill. The new license class would likely be appreciated by the surrounding residential community.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation has **No Objection** to City Council Bill No. 20-0618.

If you have any questions, please do not hesitate to contact Kimberly Clark at kclark@baltimoredevelopment.com.

cc: Nicholas Blendy

[RT]