



February 17, 2020

The Honorable Dereck Davis  
Chair, Economic Matters Committee  
Maryland House of Delegates  
House Office Building, 6 Bladen Street  
Annapolis, Maryland 21401

**Re: HB 924 – Baltimore City – Alcoholic Beverages – Distance Restrictions**

Dear Delegate Davis:

This firm represents 3925 Gough Street, LLC, which recently acquired the property known as 3925 Gough Street in the Highlandtown neighborhood of Baltimore City and which is improved with a long-vacant warehouse building. Our client supports the provisions of House Bill 924 that pertain to the modification of distance restrictions, as they will allow our client the flexibility to lease the warehouse building to non-industrial tenants that provide restaurant and café services that may also desire to offer alcoholic beverages to patrons.

Our client's property is located across the street from the Highlandtown Elementary/Middle School, and thus, is subject to the "300' Rule" set forth in Section 12-1605 of the Alcoholic Beverages Article, which generally prohibits the issuances of liquor licenses within 300' of a school or place of worship. The 46th Legislative District, where the Property is located, contains more stringent restrictions on the issuance of liquor licenses within 300' of a school or place of worship than any other legislative district in the City of Baltimore. For example, outside the 46th District, licenses that allow on-premises consumption are allowed within 300' of a school or place of worship, and pursuant to the 2017 enactment of SB 384, Class B-D-7 licenses are permitted within 300' of a school or place of worship in the Old Goucher Revitalization District.

Within the 46th District, the issuance of liquor licenses of any type may only be issued within 300' of a school or place of worship in certain enumerated areas, and *only* if the application for issuance of a license is approved by the community and business associations representing the area (and if applicable, the ordained leader of the place of worship). The most recent instance within the 46th Legislative District in which an exception was added for a specifically defined area was in 2016 when the enactment of HB 1210 allowed for the issuance of a license within the block in which Ida B's Table at Holliday and Saratoga Streets is located.

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If approved, HB 924 would create a similar exception for the block on which 3925 Gough Street is located so that the building can be redeveloped and occupied with restaurant/café uses that are more compatible with the neighborhood. Notably, it would only authorize the issuance of a license that allows for on-premises consumption—Class A licenses of any type will still be subject to the 300' Rule. Additionally, the Bill would only allow a potential restaurant/café operator to approach the local community and business associations and request that they approve the proposed issuance of a liquor license at 3925 Gough Street. The applicant(s) would still have to apply to the Liquor Board, which retains the authority to approve the issuance or transfer of a license at a public hearing. Unless a memorandum of understanding is entered into between the applicant(s) and the Highlandtown Community Association, the Liquor Board would be prohibited from issuing a license within 300' of the school.

For your reference, the request has the support of many local stakeholders surrounding 3925 Gough Street. Enclosed are letters of support addressed to the 46th District delegation as well as a petition signed by a number of parents/guardians of students enrolled at the Highlandtown Elementary/Middle School. All are excited by the opportunity to bring in non-industrial uses to the warehouse building that are more compatible with the vibrant neighborhood. We accordingly encourage you and the Economic Matters Committee to join the Baltimore City House Delegation in supporting the passage of the Bill.

Thank you in advance for your consideration.

Sincerely,



Justin A. Williams

JAW  
Enclosures

cc: The Honorable Luke Clippinger (via electronic mail)  
The Honorable Brooke Lierman (via electronic mail)  
The Honorable Robbyn Lewis (via electronic mail)  
Thomas R. Akras, Esq., Deputy Executive Secretary,  
Board of Liquor License Commissioners  
for Baltimore City (via electronic mail)  
3925 Gough Street, LLC (via electronic mail)  
Caroline L. Hecker, Esq. (via electronic mail)

# H!GHLANDTOWN

## COMMUNITY ASSOCIATION

November 20, 2019

Senator Bill Ferguson  
Miller Senate Office Building  
Room 3W  
11 Bladen Street  
Annapolis, MD 21401

Delegate Robbyn Lewis  
House Office Building  
Room 304  
6 Bladen Street  
Annapolis, MD 21401

Delegate Brooke Lierman  
House Office Building  
Room 311  
6 Bladen Street  
Annapolis, MD 21401

Delegate Luke Clippinger  
House Office Building  
Room 101  
6 Bladen Street  
Annapolis, MD 21401

RE: 3925 Gough Street

Dear Senator Ferguson, Delegate Lierman, Delegate Lewis, and Delegate Clippinger:

The Highlandtown Community Asso. (HCA) is pleased to support legislation to authorize the issuance of alcoholic beverages licenses for use at 3925 Gough Street. The building at 3925 Gough Street has been an eyesore for years, and we look forward to seeing a redeveloped site with uses that are more compatible with our neighborhood. I have met with representatives of the property owner and I am pleased to see that change is coming to our corner of the City. While I understand that State law generally prohibits the issuance of alcoholic beverages licenses within 300 feet of a school, this site may be the exception that proves the rule: The redevelopment of 3925 Gough Street will create a place for parents and staff to unwind after a long day, and the ability to enjoy a glass of wine or a cocktail will be an amenity that will draw neighbors together. We wholeheartedly support legislation to create this opportunity for 3925 Gough Street.

Thank you for your consideration.



Brian Sweeney  
President-Highlandtown Community Asso.  
[Highlandtown21224@gmail.com](mailto:Highlandtown21224@gmail.com)  
C- 443-220-9780

letter HCA support for 3925 Gough St. liquor license 191120

**HIGHLANDTOWN COMMUNITY ASSOCIATION**  
P. O. BOX 12333  
HIGHLANDTOWN, MD 21281-1333  
[www.highlandtown.com](http://www.highlandtown.com)



## SOUTHEAST

community development corporation

2305 Eastern Avenue, Suite 200  
Baltimore, MD 21224  
410-342-3234 | 410-342-1779 fax  
www.southeastcd.org

October 15, 2019

Senator Bill Ferguson  
Miller Senate Office Building  
Room 3W  
11 Bladen Street  
Annapolis, MD 21401

Delegate Brooke Lierman  
House Office Building  
Room 311  
6 Bladen Street  
Annapolis, MD 21401

Delegate Robbyn Lewis  
House Office Building  
Room 304  
6 Bladen Street  
Annapolis, MD 21401

Delegate Luke Clippinger  
House Office Building  
Room 101  
6 Bladen Street  
Annapolis, MD 21401

RE: 3925 Gough Street

Dear Senator Ferguson, Delegate Lierman, Delegate Lewis, and Delegate Clippinger:

Please accept this letter in support of legislation to authorize the issuance of alcoholic beverages licenses for use at 3925 Gough Street. The building at 3925 Gough Street has been an eyesore for years, and we look forward to seeing a redeveloped site with uses that are more compatible with the neighborhood. I have met with representatives of the property owner and I am pleased to see that change is coming to our corner of the City. While I understand that State law generally prohibits the issuance of alcoholic beverages licenses within 300 feet of a school, the redevelopment of 3925 Gough Street will create a place for parents and staff to unwind after a long day, and the ability to enjoy a glass of wine will be an amenity that will draw neighbors together. I wholeheartedly support legislation to create this opportunity for 3925 Gough Street.

Thank you for your consideration.

Sincerely,

Kari Snyder  
Executive Director

**PETITION IN SUPPORT OF HB 924**

**PETICIÓN EN APOYO DE HB 924**

We, the parents & guardians of students enrolled at Highlandtown Elementary/Middle School No. 237 and/or residents in the area surrounding the school, by our names submitted on this Petition support the enactment of House Bill 924 to authorize the issuance of liquor licenses for use at 3925 Gough Street. While we understand that State law generally prohibits the issuance of liquor licenses within 300 feet of a school, we believe the redevelopment of the building at 3925 Gough Street with restaurant or café uses is more compatible with the neighborhood than the prior warehouse/industrial uses conducted there. We understand that even if HB 924 is enacted, any applicant seeking to serve alcoholic beverages at 3925 Gough Street will be required to obtain the community's support before the Baltimore City Liquor Board would permit the issuance of a liquor license.

Nosotros, los padres y tutores legales de los estudiantes matriculados en Highlandtown Elementary / Middle School No. 237 y/o residentes en el área que rodea la escuela, por nuestros nombres presentados en esta Petición respaldamos la promulgación del Proyecto de Ley 924 de la Cámara Baja (HB 924) para autorizar la emisión de licencias de licor para uso en 3925 Gough Street. Entendemos que la ley estatal generalmente prohíbe la emisión de licencias de licor dentro de los 300 pies de una escuela; sin embargo, creemos que la remodelación del edificio en 3925 Gough Street con usos de restaurantes o cafés es más compatible con el vecindario que los usos industriales anteriores. Entendemos que incluso si se promulga HB 924, cualquier solicitante que busque servir bebidas alcohólicas en 3925 Gough Street deberá obtener el apoyo de la comunidad antes de que la Junta de Licores de la ciudad de Baltimore permita la emisión de una licencia de licor.

Child's Grade

NAME / NOMBRE	STREET ADDRESS / DIRECCION
1. [Handwritten Name]	2
2. [Handwritten Name]	3
3. [Handwritten Name]	5
4. [Handwritten Name]	5
5. [Handwritten Name]	1
6. [Handwritten Name]	5
7. [Handwritten Name]	3
8. [Handwritten Name]	5
9. [Handwritten Name]	7
10. [Handwritten Name]	1
11. [Handwritten Name]	2
12. [Handwritten Name]	1
13. [Handwritten Name]	5-6-8 Grades
14. [Handwritten Name]	1
15. [Handwritten Name]	7th
16. [Handwritten Name]	

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NAME / NOMBRE	STREET ADDRESS / DIRECCIÓN
1. <i>Steve Thomas</i>	<i>Charles Code</i> <i>Gravelo Flores 85 Gravelo</i>
2. <i>Hilda Garcia</i>	<i>2 3 6</i>
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