

MEMORANDUM OF UNDERSTANDING
BETWEEN
MADISON PARK IMPROVEMENT ASSOCIATION AND BOLTON HILL COMMUNITY
ASSOCIATION
AND
BALTIMORE UNITY HALL, INC
Regarding 1505 Eutaw Place, Baltimore Maryland 21217

Sept 10, 2022

Baltimore Unity Hall, Inc (BUH). is a 501c3, charitable, non-profit organization that provides program and office space for community-based individuals and organizations, art studios, co-working spaces, a commercial kitchen, an auditorium, and job training facilities. It was established in 2020 in response to the needs identified by community nonprofits, public servants, developers, and neighbors to address the systemic redlining and disinvestment that has challenged the Central West Baltimore community for decades.

BUH is seeking a neighborhood commercial zoning appeal to allow a “restaurant” use at the BUH. However, “restaurant” is not defined in the traditional sense as a place to sit down or carry out food and drink by any members of the public. In this case, “restaurant” is defined as a use type that will allow BUH, in service of its mission, to utilize “restaurant” spaces within BUH, for invited guests, that serve food and drinks including alcoholic beverages.

BUH will allow the “restaurant” spaces for use by the tenants in the building and others related to the BUH mission, in the arts, education and training. These spaces include the commercial kitchen and programming spaces for culinary arts training and other training opportunities, gatherings, community meetings, etc. Those using or leasing these spaces will have been vetted and approved by BUH.

In return for community support of the proposed neighborhood commercial zoning appeal, at 1505 Eutaw Pl, Baltimore MD 21217 BUH agrees to:

- 1) Limit food and beverage service to the building areas highlighted in yellow on the attached addendum “Addendum - Allowable Alcohol Service”.
- 2) Alcohol service may begin no earlier than 11am Sunday through Saturday.
- 3) Limit alcohol service to no later than 10pm Sunday through Thursday and midnight on Friday and Saturday.
- 4) Ensure all events are approved by the BUH Director or other official designee of the Board
- 5) BUH shall meet no less than annually with Bolton Hill Community Association and Madison Park Improvement Association regarding the operation of events at BUH.
- 6) Events will have a designated BUH point of contact to receive complaints, feedback, and input from community members.

This MOU is automatically transferred to any new owner.

BUH will work to ensure an ongoing productive and supportive relationship with the surrounding community and neighbors.

Antoinette Peele
President
Madison Park Improvement Association

X Antoinette Peele
Sept 10, 2022

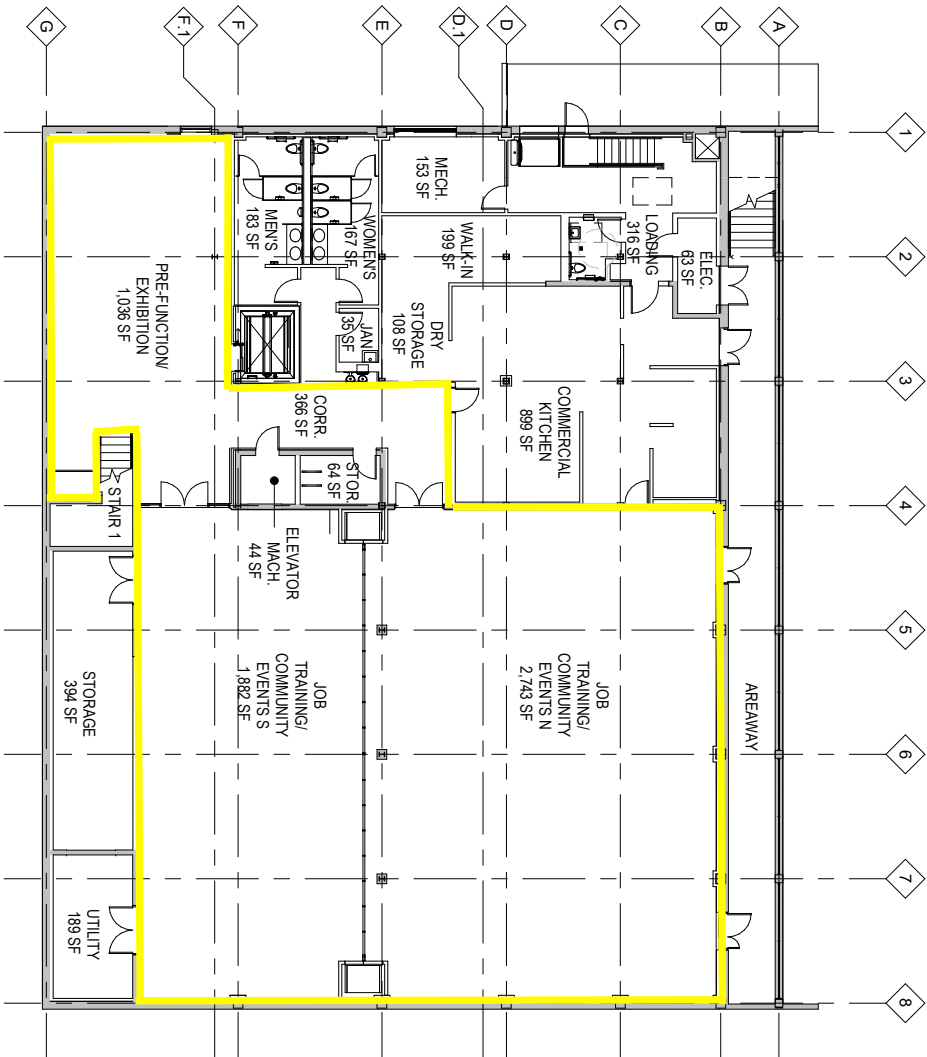
Nancy Hooff
President
Baltimore Unity Hall, Inc

X Nancy Hooff
Sept 10, 2022

Amy Sheridan
President
Bolton Hill Community Association

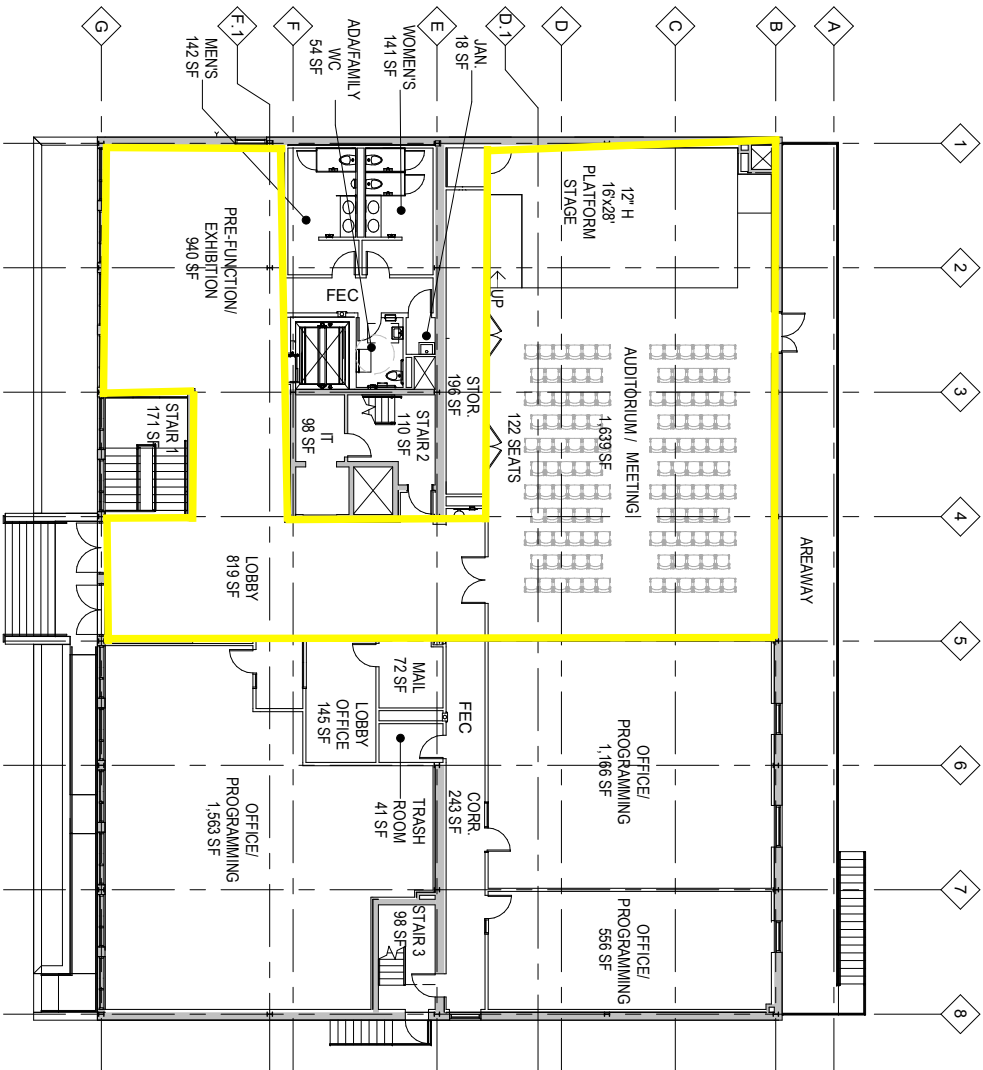
X Amy Sheridan
Sept 10, 2022

Addendum - Allowable Alcohol Service
 alcohol service allowed in areas
 outlined in yellow only



1/16" = 1' - 0"

Lower Level Plan

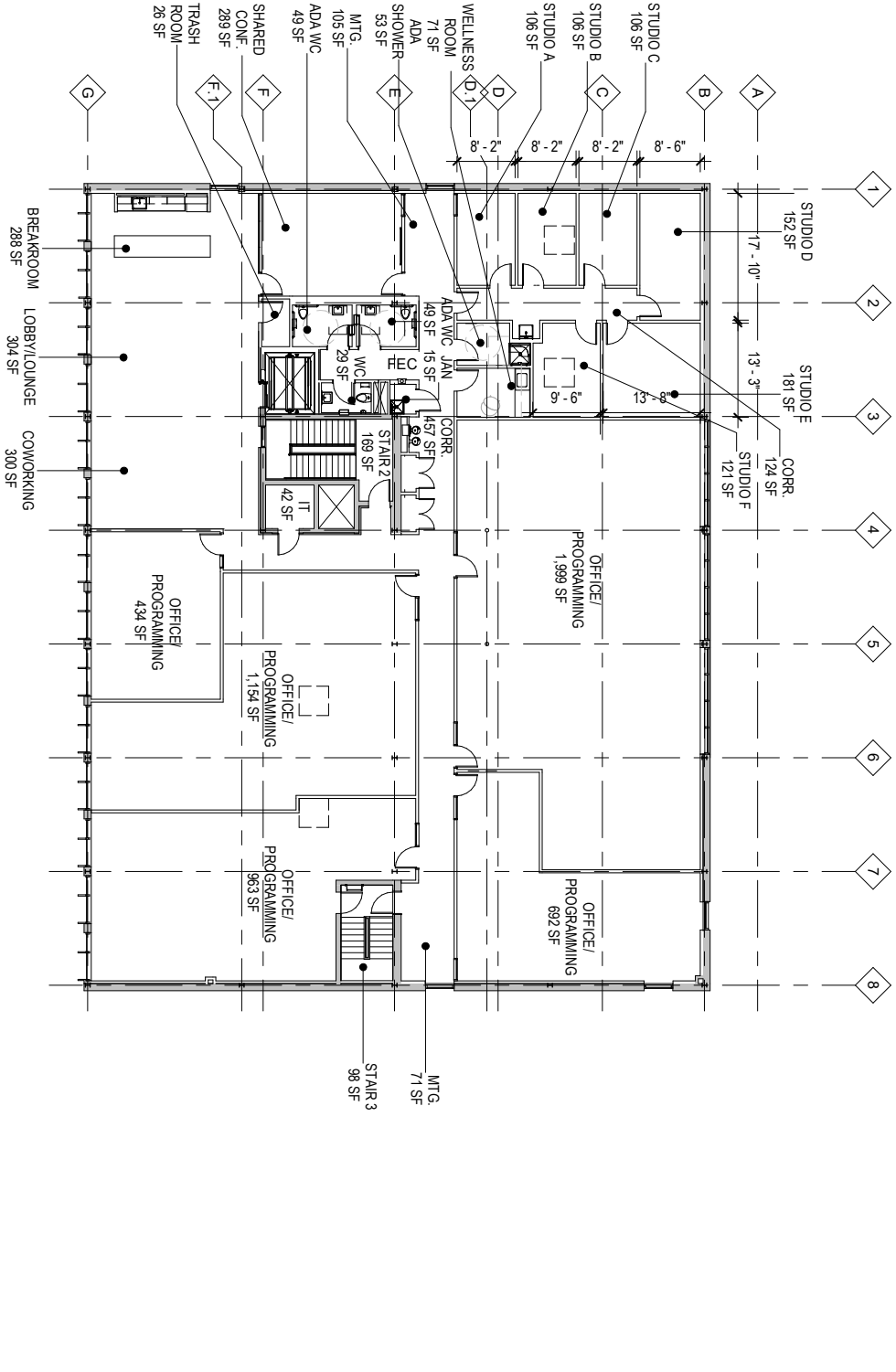


1/16" = 1' - 0"

First Floor Plan

Unity Hall

PROJECT NUMBER: ZIS Project Number: 1903



Second Floor Plan