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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, November 12, 2024
9:59 AM**

COUNCIL CHAMBERS

Council Bill #24-0598

Rezoning - 1223-1229 Argyle

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0598

Rezoning - 1223-1229 Argyle

Sponsor: Councilmember Costello

Introduced: September 30, 2024

Purpose: For the purpose of changing the zoning for the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning District to the I-1 Zoning District.

Effective: 30th day after enacted.

Agency Reports

| | |
|---|-------------------------|
| Law Department | None as of this writing |
| Department of Housing & Community Development | None as of this writing |
| Planning Commission | None as of this writing |
| Baltimore Development Corporation | Favorable |
| Department of Transportation | No Objection |
| Board of Municipal & Zoning Appeals | Defers to Planning |
| Fire Department | No Objection |
| Office of Equity and Civil Rights | None as of this writing |
| Parking Authority of Baltimore City | None as of this writing |

Analysis

Current Law

Article 32 – Zoning

Zoning District Maps

Sheet 45

Baltimore City Revised Code

(Edition 2000)

Background

If enacted this bill would permit the properties at 1223-1229 Argyle to be rezoned from the R-8 Zoning District to the I-1 Zoning District.

The property is owned by the Upton Planning Committee, Inc. and is located in the 11th Council District.

No city council requirements were fulfilled.

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0598 and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268

Analysis Date: November 8, 2024

AGENCY REPORT

BILL # 24-0598



MEMORANDUM

DATE: October 3, 2024
TO: Ways and Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0598

A handwritten signature in blue ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0598 introduced by Councilmember Costello.

PURPOSE

The purpose of this bill is to rezone the property at 1223-1229 Argyle Avenue from R-8 Zoning District to I-1 Zoning District.

BRIEF HISTORY

This property formerly was a school with a greenspace. The rezoning of this historic property will allow the Upton Planning Committee to revitalize the site from residential use to industrial for the purpose of workforce training and development.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0598. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnell, Mayor's Office of Government Relations

[CE II]



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

| | |
|----------------|---|
| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Corren Johnson, Director – Department of Transportation |
| DATE | October 11, 2024 |
| SUBJECT | 24-0598 Rezoning - 1223-1229 Argyle |

Position: No Objection

Introduction

For the purpose of changing the zoning for the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning District to the I-1 Zoning District.

DOT Analysis

Council Bill 24-0598 would convert the property known as 1223-1229 Argyle Avenue from the R-8 Zoning District to the I-1 Zoning District. The R-8 zoning district permits for high-density rowhouse development with moderate or no setbacks. In contrast, the I-1 zoning allows for light industrial uses such as manufacturing and processing. The property is in a primarily residential neighborhood with a relatively high proportion of vacant lots.

Conclusion

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0598.

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

September 30, 2024

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: CC Bill #24-0598- Rezoning- 1223-1229 Argyle

Ladies and Gentlemen:

City Council Bill No. 24-0598 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

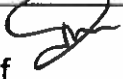

The purpose of City Council Bill No. 24-0598 is to change the zoning for the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032), from the R-8 Zoning District to the I-1 Zoning District. The BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

| | | | | |
|----------------------------|-----------------------|--|---|---|
| F R O M | Name & Title | James W. Wallace, Fire Chief  | CITY OF BALTIMORE MEMO |  |
| | Agency Name & Address | Baltimore City Fire Department 401 E. Fayette Street, Mezzanine | | |
| | Subject | City Council Bill #24-0598– Rezoning – 1223-1229 Argyle | | |

TO: The Honorable Nick J. Mosby, President DATE: October 16, 2024
 And All Members of the Baltimore City Council
 City Hall, Room 408

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0598. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2021 Edition (As enacted by Ord. 24-341 on May 22, 2024) and applicable Maryland laws.

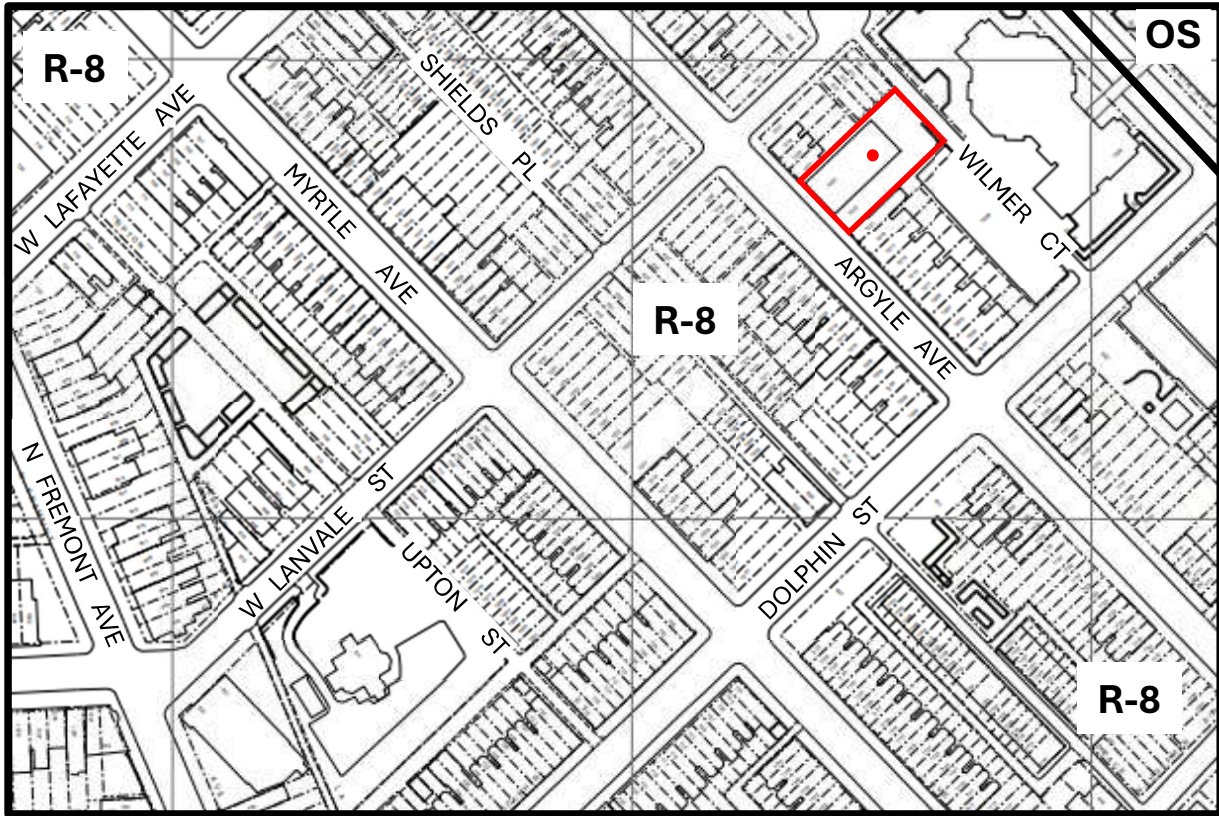
The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/abl

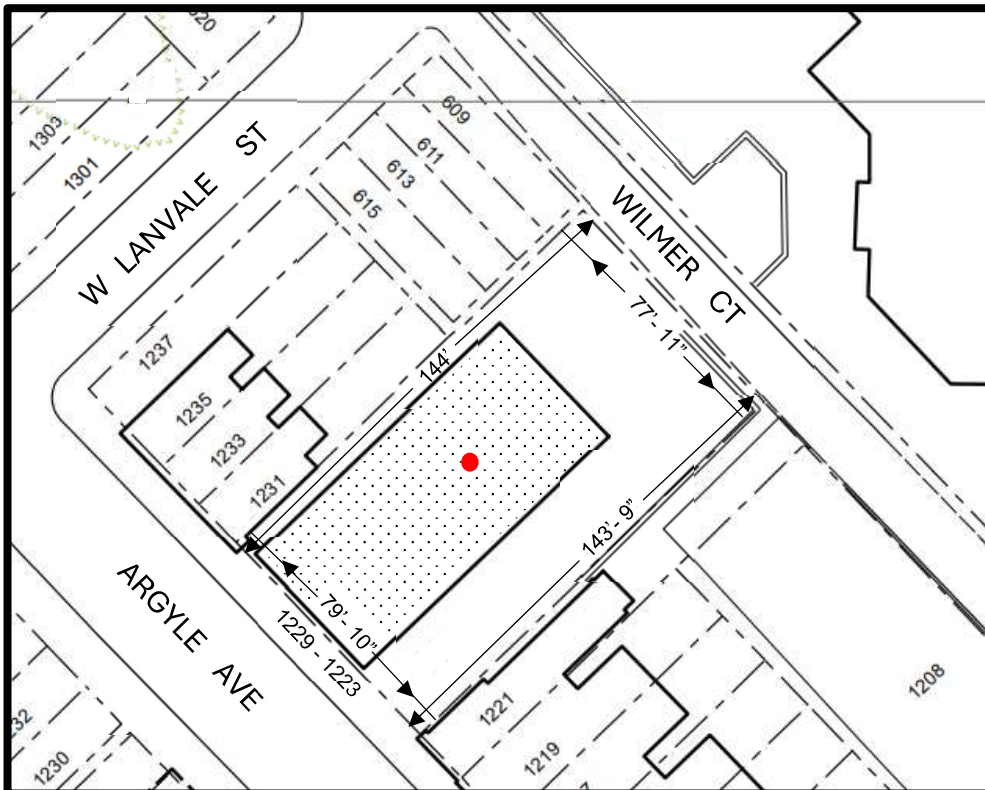
Additional Materials

BILL # 24-0598

**SHEET NO. 45 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 60'



Note:

In Connection With The Property Known As No. 1223-1229 ARGYLE AVENUE. The Applicant Wishes To Request The Rezoning Of The Aforementioned Property From R-8 Zoning District to I-1 Zoning District, As Outlined In Red Above

WARD 17 SECTION 2
BLOCK 413 LOT 32

MAYOR

PRESIDENT CITY COUNCIL

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

| | | | |
|--|-------------|-----------------------------------|----------|
| 01. Property Information. | | | |
| Property Address: 1235 Argyle Avenue | | Block: 0413 | Lot: 029 |
| City: Baltimore | State: MD | Zip Code: 21217 | |
| 02. Applicant's Contact Information. | | | |
| First Name: Wanda | | Last Name: Best | |
| Mailing Address: 828 Carrollton ave | | | |
| City: Baltimore | State: MD | Zip Code: 21217 | |
| Telephone Number: (410)299-1535 | | Email Address: wgbest@verizon.net | |
| 03. Agency. | | | |
| Is the applicant acting as an agent for another? Yes <input checked="" type="checkbox"/> | | | |
| If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner. | | | |
| <i>(Use an additional sheet if necessary.)</i> | | | |
| Corporate Entity: Upton Planning Committee, Inc. | | | |
| 01 | First Name: | Last Name: | |
| Mailing Address: 828 North Carrollton Avenue | | | |
| City: Baltimore | State: MD | Zip Code: 21217 | |
| 02 | First Name: | Last Name: | |
| Mailing Address: | | | |
| City: | State: | Zip Code: | |
| 04. Current Property Owner's Contact Information (if different than applicant). | | | |
| First Name: | | Last Name: | |
| Mailing Address: | | | |
| City: | State: | Zip Code: | |
| Telephone Number: | | Email Address: | |

05. Property Acquisition.

Date the property was acquired by the current owner: 2021

| | | |
|----------------|-------------|-------------|
| Deed Reference | Liber/Book: | Folio/Page: |
|----------------|-------------|-------------|

06. All Proposed Zoning Changes for the Property.

| | | |
|-----------------|------------------------------------|--------------------------------------|
| Zoning District | Current Zoning District: r8 | Requested Zoning District: i1 |
|-----------------|------------------------------------|--------------------------------------|

| | | |
|-----------------|--|---------------------------|
| Conditional Use | Existing Use: | Proposed Conditional Use: |
| | Please describe all intended uses of the Property: | |

Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 - Zoning, e.g. Table 9-301, Table 10-301, etc.

| | | | |
|--------------------|--|---------------|--------------------|
| Multifamily | Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units | | |
| | Proposed Number of Units: | | |
| | Gross Square Footage of Building: <i>(Not including basement area)</i> | | |
| | Unit 01 | Gross Sq./Ft: | No. of Bedrooms: _ |
| | Unit 02 | Gross Sq./Ft: | No. of Bedrooms: _ |
| | Unit | Gross Sq./Ft: | No. of Bedrooms: _ |
| | Unit | Gross Sq./Ft: | No. of Bedrooms: _ |
| | <i>(Add additional units as needed.)</i> | | |

ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.
All conversions must meet the standards set forth in this section.

(b) Existing dwelling.
(1) The existing dwelling must be:
 (i) a structure originally constructed as a single-family dwelling; and
 (ii) 1,500 square feet or more in gross floor area.
(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.
The converted dwelling must meet the following gross floor area per unit type:
(1) 1-bedroom unit: 750 square feet.
(2) 2-bedroom unit: 1,000 square feet.
(3) 3- or more bedroom unit: 1,250 square feet.

*Please note that one off-street parking space is required per each dwelling unit added.

07. Contract Contingency.

Is there a purchase contract contingent on the requested legislative authorization? -

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

(Add additional parties as needed.)

1ST PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

08. Affidavit.

I, _____, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

Wanda D. Beal
 Applicant's Signature

9/11/2024
 Date

CITY OF BALTIMORE
COUNCIL BILL 24-0598
(First Reader)

Introduced by: Councilmember Costello
At the request of: Upton Planning Committee
Address: c/o Wanda Best
828 Carrollton Avenue
Baltimore, Maryland 21217
Telephone: (410) 299-1535

Introduced and read first time: September 30th, 2024

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Office of Equity and Civil Rights, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Baltimore City Fire Department, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Rezoning – 1223-1229 Argyle**

3 FOR the purpose of changing the zoning for the property known as 1223-1229 Argyle Avenue
4 (Block 0413, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning
5 District to the I-1 Zoning District.

6 BY amending

7 Article - Zoning
8 Zoning District Maps
9 Sheet 45
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 45 of the Zoning District Maps is amended by changing from the R-8 Zoning District to
14 the I-1 Zoning District the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032),
15 as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 24-0598

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.