



**BALTIMORE CITY COUNCIL
ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

The Honorable Sharon Green Middleton

PUBLIC HEARING

April 1, 2024

2:00 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

23-0433

Planned Unit Development - Amendment - North Charles Village

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BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0433

Title: Planned Unit Development – Amendment – North Charles Village

Sponsor: Councilmember Ramos

Introduced: October 2, 2023

Purpose: FOR the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

BY authority of

Article - Zoning

Section 5-201(a) and Title 13, Subtitles 3 and 4

Baltimore City Revised Code

(Edition 2000)

Effective: On the 30th day after enactment

Agency Reports

City Solicitor	Approve for form & legal sufficiency
BMZA	No report or comment
Fire Department	No Objection
Housing & Community Development	Favorable
Public Works	Favorable with Amendments
Planning Commission	Favorable with Amendments
Equity & Civil Rights	Favorable
Dept of Transportation	No Objection
Baltimore Development Corporation	Favorable
Parking Authority	Does not oppose

Analysis

Background

City Law

Under 5-201 (a) The City Council has authority to introduce legislation to amend Planned Unit Developments (PUD).

Planned Unit Developments are authorized under Title 13 of the Zoning Code (Article 32).

Subtitle 3 describes the procedures for a PUD plan approval. It lists a 4-step process:

1. Preliminary consultation with the Director of Planning to discuss location, uses, public & private improvements, exceptions to district requirements, and any other relevant information.
2. Concept plan submitted to the Planning Commission to include land uses and structures, natural features of the site, approximate locations of roadways and access drives in the PUD, & location of all adjacent public streets, thoroughfares, and public utilities.
3. PUD master plan – a highly detailed plan for the PUD to serve as the legislatively approved plan.
4. Final development plan which includes actual and final proposed conditions which must substantially comply with the master plan.

Subtitle 4 describes modifications to approved final development plans for PUDs. It authorizes the Director of Planning to make engineering corrections to the plan. The subtitle authorizes the Planning Commission to make minor changes to the plan such as an increase of less than 10% in the approved number of dwelling units.

In the cases of both engineering corrections and minor changes both the Director and Commission are required to substantially comply with the PUD master plan and city regulations and cannot change:

1. underlying zoning,
2. approved exceptions,
3. a condition of approval attached to the PUD (with the exception of modifications to the planned unit development's phasing schedule in the case of minor changes)
4. a provision of the ordinance that approved or amended the planned unit development.

Major changes require an ordinance to approve an amendment to a PUD & PUD master plan these changes include:

1. a 10% increase or 25% decrease in the approved number of dwelling units.

2. a 10% increase or a 25% decrease in the maximum building heights in the approved planned unit development.
3. a change in the type, location, or arrangement of land use within the development, as shown on the previously approved final development plan.
4. a change in the boundaries of the planned unit development.
5. a decrease in open space that had been included as a public benefit or amenity under § 13-204 {"Exceptions from district regulations"} of this title; and
6. any change:
 - (i) that fails to substantially comply with the PUD master plan or City regulations; or
 - (ii) that violates:
 - (A) the underlying zoning.
 - (B) an approved exception.
 - (C) a condition of approval attached to the planned unit development, with the exception of modifications to the planned unit development’s phasing schedule.
 - (D) a provision of the ordinance that approved or amended the planned unit development.

Bill Analysis

This bill if enacted would allow the developer MCB Charles Village LLC to modify the height of a structure in the PUD. The applicant is seeking to allow for the redevelopment of two parcels known as 3115-3119 and 3121 Saint Paul Street including an increase in the allowed height of the properties to 90 feet from the current 68 feet approved by the C-1 zoning designation of the properties.

Proposed Amendments

The Department of Planning staff are proposing with the approval of the Planning Commission 3 technical & corrective amendments meant to clarify and correct technical errors in the bill.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, 23-0433 1st reader, Baltimore City Building Code,

Analysis by: Anthony Leva
 Analysis Date: March 29, 2024

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE
COUNCIL BILL 23-0433
(First Reader)**

Introduced by: Councilmember Ramos
At the request of: MCB Charles Village LLC
Address: c/o Caroline L. Hecker, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles St., Suite 21st Fl., Baltimore, Maryland 21201
Telephone: (410) 727-6600

Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – North Charles Village**

3 FOR the purpose of approving certain amendments to the Development Plan of the North Charles
4 Village Planned Unit Development.

5 BY authority of
6 Article - Zoning
7 Section 5-201(a) and Title 13, Subtitles 3 and 4
8 Baltimore City Revised Code
9 (Edition 2000)

10 **Recitals**

11 By Ordinance 96-35, as amended by Ordinances 03-639 and 07-629, the Mayor and City
12 Council (i) approved the application of the owners of certain properties located generally within
13 the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the
14 south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a
15 Residential Planned Unit Development and (ii) approved the Development Plan submitted by the
16 applicant.

17 MCB Charles Village LLC (the “Applicant”), developer of the properties known as
18 3115-3119 Saint Paul Street and 3121 Saint Paul Street (collectively, the “Property”), wishes to
19 amend the Development Plan, as previously approved by the Mayor and City Council, to modify
20 the allowable height of a certain structure within the Planned Unit.

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

Council Bill 23-0433

1 On March 23, 2022, representatives of the Applicant met with the Department of Planning
2 for a preliminary conference to explain the scope and nature of the proposed amendments to the
3 Development Plan.

4 The representatives of the Applicant have now applied to the Baltimore City Council for
5 approval of the amendment, and they have submitted an amendment to the Development Plan
6 intended to satisfy the requirements of Section 5-201(a) and Title 13, Subtitles 3 and 4 of the
7 Baltimore City Zoning Code.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 Mayor and City Council approves the amendment to the Development Plan submitted by the
10 Applicant, as attached to and made part of this Ordinance, including Sheet 3, “Illustrative
11 Preliminary Build-Out Plan” dated October 2023, which shall supersede any previous version of
12 Sheet 3, “Illustrative Preliminary Build-Out-Plan”, which was referenced in Section 1 of
13 Ordinance 03-639.

14 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
15 improvements on the property are subject to final design approval by the Planning Commission
16 to insure that the plans are consistent with the Development Plan and this Ordinance.

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
18 accompanying amended Development Plan and in order to give notice to the agencies that
19 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
20 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
21 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
22 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
23 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
24 Commissioner of Housing and Community Development, the Supervisor of Assessments for
25 Baltimore City, and the Zoning Administrator.

26 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
27 after the date it is enacted.


Economic and Community Development Committee

23-0433

**Planned Unit Development - Amendment -
North Charles Village**

Agency Reports

**F
R
O
M**

Name & Title	James W. Wallace, Fire Chief 
Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine
Subject	City Council Bill #23-0433 - Planned Unit Development – Amendment – North Charles Village

CITY OF
BALTIMORE
MEMO



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

DATE: January 12, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 23-0433. The locations must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The locations shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) 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/kw



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Dana Petersen Moore Director of the Office of Equity and Civil Rights Baltimore City Chief Equity Officer
DATE	March 21, 2024
SUBJECT	OECR Report on Council Bill 23-0433 Entitled Planned Unit Development – Amendment – North Charles Village

The Honorable President and
Members of the City Council
City Hall, Room 400
Baltimore, MD 21202

DATE: March 21, 2024


OECR Position: Favorable

SUMMARY OF POSITION

Council Bill 23-0433 seeks to make certain amendments to the existing Development Plan of the North Charles Village Planned Unit Development (the “PUD”). The amendments would be within the authority conferred by the Zoning Article of the Baltimore City Code. Thus, they are a proper exercise of the City Council’s authority.

The specific properties that would be impacted by the PUD amendment are located at 3115 to 3119 Saint Paul Street, and 3121 Saint Paul Street. These locations fall within one of the commercial sections within the PUD.

The Office of Equity and Civil Rights (“OECR”) has reviewed the bill through an equity lens. OECR discerns no inequity in the intent and purpose of bill. Accordingly, OECR recommends favorable consideration by the City Council.

F R O M	NAME & TITLE	Corren Johnson, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 23-0433		

DATE: 3/27/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
SUBJECT: Council Bill 23-0433

INTRODUCTION – PUD Amendment-North Charles Village

PURPOSE/PLANS – For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development (PUD).

COMMENTS – Council Bill 23-0433 seeks to amend the Planned Unit Development in North Charles Village. The North Charles Village PUD was established in the 1996. The amendments proposed in Council Bill 23-0433 would allow further development of two parcels known as 3115-3119 and 3121 Saint Paul Street. Any future development of the identified properties would require a traffic impact analysis and traffic mitigation plan.

AGENCY/DEPARTMENT POSTION – Baltimore City Department of Transportation foresees no direct operational or fiscal impact resulting from the legislation and has **no objection** towards the advancement of Council Bill 23-0433.

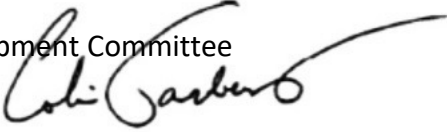
If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207

Sincerely,

Corren Johnson,
Director



MEMORANDUM

DATE: March 28, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: Council Bill 23-0433 Planned Unit Development – Amendment – North Charles Village

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0433 introduced by Councilmember Ramos.

PURPOSE

This bill provides an amendment to the development plan of the North Charles Village Planned Unit Development (PUD). The amendment increases the height limit for development from the current 68 feet to a proposed 90 feet.

BRIEF HISTORY

The North Charles Village Planned Unit Development (PUD), established in 1996 and expanded in 2003, is located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south, and Charles Street on the west. This amendment will increase the maximum height allowed within the PUD to facilitate a planned mixed-use redevelopment on the 3100 block of St. Paul Street. This development is slated to bring additional residential density and new businesses to the neighborhood’s main commercial corridor, and it would complement similar redevelopment that occurred across the street in recent years.

FISCAL IMPACT [to BDC]


None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** on City Council Bill 23-0433. 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

[LC]

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0433 / PLANNED UNIT DEVELOPMENT – AMENDMETN – NORTH CHARLES VILLAGE		

DATE:

December 26, 2023

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

At its regular meeting of December 21, 2023, the Planning Commission considered City Council Bill #23-0433, for the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #23-0433 and adopted the following resolutions, with eight members being present (seven in favor, one opposed):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #23-0433 be **amended and approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
 The Honorable Eric Costello, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Ms. Rebecca Witt, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Stephanie Murdock, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services
 Ms. Caroline Hecker, Rosenberg Martin Greenberg



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman, Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

December 21, 2023

REQUEST: City Council Bill #23-0433/ Planned Unit Development – Amendment – North Charles Village:

For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

RECOMMENDATION: Amendment and Approval, with the following amendments:

- That the spelling error on page 1, line 14, from “sounth” is corrected to read “south”.
- That the development plan Sheet 3 of 4 “Preliminary Build-Out Plan” attached to the bill is replaced with an updated Sheet 3 of 4 showing *only* the increased height of the parcels located at 3115-3119 Saint Paul Street and 3121 Saint Paul Street and the original Planned Unit Development boundary (removing the proposed updated boundary from Sheet 3 of 4).
- That the date on page 2, line 11, is corrected to reflect the date of the updated sheet 3 of 4 “Preliminary Build-Out Plan” submitted to Planning on December 14, 2023.

STAFF: Renata Southard

PETITIONER: MCB Charles Village LLC c/o Caroline. L. Hecker, Rosenberg Martin Greenberg, LLP.

OWNER: MCB Charles Village LLC

SITE/GENERAL AREA

Site Conditions: The North Charles Village Planned Unit Development (PUD) #91 is located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a Residential Planned Unit Development. Properties located within the boundaries of the PUD are zoned R-10 and C-1. Many structures within the PUD are multi-family buildings. On Saint Paul Street, recently constructed buildings typically include ground floor commercial / retail uses with housing above, and older historic buildings are typically purely residential multi-family use. The southeastern half of the 3100 block of Saint Paul Street is improved with a stick of rowhouse-type buildings on six individual parcels. These rowhouse-type buildings are three-stories and have ground floor commercial / retail uses and residential housing above. The parcel known as 3121 is improved with a two-story structure designed for commercial / retail use. The parcel known as 3115-3119 Saint Paul Street is improved with a one-story structure, formerly the Eddie’s Grocery, and currently occupied by Streets Market. Buildings along North Charles Street

are historic, some with ground floor commercial / retail and multi-family housing above and others with post-secondary uses (currently programmed by Johns Hopkins University).

General Area: Properties within this PUD are located in the Charles Village Neighborhood. Union Memorial Hospital is to the north and east of the PUD boundary, and the Johns Hopkins University Homewood Campus is to the west of the PUD boundary. West 29th and 28th Streets to the south of the PUD boundary are a pair of one-way Principal Arterials connecting to I-83, which is several blocks west of the PUD boundary. Roughly one block north of the PUD boundary, University Parkway divides the Charles Village Neighborhood from the Okenshawe Neighborhood on a northwest – southeast angle, resulting in a triangularly-shaped wedge condition at the east edge of the neighborhood.

HISTORY

- The North Charles Village Planned Unit Development was originally established on June 14, 1996, by Ordinance 96-35, affecting 30+ properties within the Charles Village Neighborhood.
- A major amendment was approved by Ordinance 03-639 on December 22, 2003. This amendment expanded the original PUD boundaries to include properties known as 3001, 3103, 3105, 3211, 3213, 3301, 3339, and 3401 North Charles Street, 10 East 33rd Street, and 3301 and 3330 Saint Paul Street, owned by Johns Hopkins University. This amendment also included an updated build-out plan for the properties at 3301 North Charles Street, 10 East 33rd Street, and 3330 Saint Paul Street.
- Major amendment 2 was approved by Ordinance 07-629 on December 3, 2007. This amendment was requested to revise the development plan and “modify the allowable height of a certain structure within the Planned Unit Development area, to make technical corrections to the Illustrative Preliminary Build-Out Plan, and to make any other amendments and modifications as necessary to accommodate the proposed conditions of the property.”
- A minor amendment was approved by the Planning Commission on October 18, 2012, to allow a temporary parking lot at 3200 Saint Paul Street.
- A minor amendment and final design approval was granted on December 19, 2014, for the building at 3200 Saint Paul Street (known as 9 East 33rd Street).
- Additional minor amendments and final design approvals were also granted for very minor changes to an existing building and to approve the design of a courtyard.
- The project team contacted Planning in December 2021 to request a meeting for the proposed change to the PUD and Development Plan. Staff met with the development team on December 21, 2021, and outlined a process for development reviews, beginning with Design Review.
- Master Plan review at the Urban Design and Architecture Advisory Panel (UDAAP) occurred on February 24, 2022, for revisions to the North Charles Village PUD. During that review it was noted that an additional review was required for the building proposed for parcels known as 3115-3119 and 3121 Saint Paul Street.
- On March 23, 2022, representatives of the Applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

- The representatives of the Applicant have now applied to the Baltimore City Council for approval of the amendment, and they have submitted an amendment to the Development Plan intended to satisfy the requirements of Section 5-201(a) and Title 13, Subtitles 3 and 4 of the Baltimore City Zoning Code.
- Schematic Design Review at for the building proposed for the parcels known as 3115-3119 and 3121 Saint Paul Street occurred on October 26, 2023.

ZONING REQUIREMENTS

Planning Commission may amend a PUD under the authority of §5-201(a)(8) of Article 32 – *Zoning* for proposed map amendments. This requires a legislative action and has been referred to the Planning Commission for comment.

Below are the standards under Subtitle 2, Authorization, §13-201 (b) of Article 32 – *Zoning*:

§ 13-201. Authorization.

(b) Requirements of underlying district.

Unless otherwise specifically provided by the ordinance establishing or amending the planned unit development, all requirements of the underlying zoning district apply.

...

Below are the standards under Subtitle 3, Procedures for Plan Approval, §13-303(a) of Article 32 – *Zoning* for Concept plan:

§ 13-303. Concept plan.

(a) *Submission to Commission.*

After the preliminary consultation, the applicant must file a concept plan with the Planning Director for the purpose of obtaining information and guidance from the Planning Commission before the applicant enters into binding commitments or incurs substantial expense.

...

Below are the standards under Subtitle 4, Modifications to Approved Final Development Plans, §13-403(a) of Article 32 – *Zoning* for Concept plan:

§ 13-403. Major changes.

(a) Scope of section. This section applies to the following major changes:

- 1) a 10% increase or 25% decrease in the approved number of dwelling units;
- 2) a 10% increase or a 25% decrease in the maximum building heights in the approved planned unit development;
- 3) a change in the type, location, or arrangement of land use within the development, as shown on the previously approved final development plan;
- 4) a change in the boundaries of the planned unit development;
- 5) a decrease in open space that had been included as a public benefit or amenity under § 13- 204 {"Exceptions from district regulations"} of this title; and
- 6) any change:
 - i. that fails to substantially comply with the PUD master plan or City regulations; or
 - ii. that violates:

- A. the underlying zoning;
 - B. an approved exception;
 - C. a condition of approval attached to the planned unit development, with the exception of modifications to the planned unit development’s phasing schedule;
or
 - D. a provision of the ordinance that approved or amended the planned unit development.
- (b) Major change requires ordinance. A major change requires introduction and enactment of an ordinance to approve an amendment to the planned unit development and PUD master plan.

ANALYSIS

Per Article 32 – Zoning, § 13-101. Purpose, the purpose of a planned unit development is to encourage flexibility in the development of land and in the design of structures; encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of the code on a lot-by-lot basis; provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems, and utilities; encourage the construction of appropriate aesthetic amenities that will enhance the character of the site promote quality development that is commensurate with other development within the community and compatible with the character of the surrounding area and adjacent properties...

The North Charles Village PUD, originally introduced by a partnership of Greater Homewood Community Corporation and Johns Hopkins University, was intended to encourage a vibrant commercial corridor on Saint Paul Street with select commercial uses and density of housing to serve the needs of the growing neighborhood. Replacement of the North Charles Village PUD Sheet 3 of 4 “Preliminary Build-Out Plan” is intended to allow for redevelopment of two parcels known as 3115-3119 and 3121 Saint Paul Street that appear to be underutilized, given the surrounding context and demand for development over the past 20 or so years. An aerial view of the neighborhood from 2003 shows a mix of rowhouses and historic multi-family buildings (fig. 1, below). In 2005, construction of 3301 N. Charles Street was underway (fig. 2). In 2006, with 3301 N. Charles well underway, 3201 Saint Paul began construction (fig. 3). In 2009, with 3301 N. Charles and 3201 Saint Paul substantially complete, the site known as 9 E. 33rd Street was cleared of rowhouses (fig. 4). By 2015, 9 E. 33rd was under construction (fig. 5) and the condition and character of the neighborhood within the PUD boundary has remained largely unchanged since 2016 (fig. 6).

The North Charles Village PUD includes a community-based design review process. The Applicant has followed the community-based design review process required for development plans within the PUD, as well as satisfied the Design Review requirements set forth by Article 32 - *Zoning*, Subtitle 4, Design Review.

The updated Development Plan is intended to satisfy the requirements of Section 5-201(a) and Title 13, Subtitles 3 and 4 of the Baltimore City Zoning Code. The exhibit included with the introduction of CCB #23-0433, Sheet 3 of 4 “Preliminary Build-Out Plan” shows redevelopment of two parcels known as 3115-3119 and 3121 Saint Paul Street. These two parcels were not shown as development parcels on previous versions of Sheet 3 of 4 “Preliminary Build-Out

Plan”. The replacement Sheet 3 of 4 “Preliminary Build-Out Plan” included with CCB #23-0433 has been updated with a diagrammatic section of the site showing 90 feet of allowable height on the two parcels known as 3115-3119 and 3121 Saint Paul Street.

Background: Staff understands that the two parcels known as 3115-3119 and 3121 Saint Paul Street are proposed to be consolidated for redevelopment, which is an administrative action requiring no Planning Commission approval. The parcels are currently zoned C-1 and are proposed to remain within the C-1 zoning district, which would allow a height of 68 feet by right. The height shown on final submission of Design Review drawings received by Planning staff on November 21, 2023, show a height of approximately 78 feet for the proposed building that would be allowed per the revised Sheet 3 of 4 “Preliminary Build-Out Plan”. Per § 13-201. Authorization. (a) *Requirements of underlying district.* Unless otherwise specifically provided by the ordinance establishing or amending the planned unit development, all requirements of the underlying zoning district apply. The revised Sheet 3 of 4 “Preliminary Build-Out Plan” establishes a height of 90 feet, and the approved drawings show a proposed building that is approximately 12 feet below the maximum building height allowed per the revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated October 2023 accompany CCB # 23-0433.

To align with the amendments proposed by this staff report, the Applicant submitted a revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated December 2023 to Planning, showing an updated height of 80 feet which is in keeping with the approved design of the proposed building. The revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated December 2023 was received on December 12, 2023, and a clip of that plan is included below (see fig. 9).

The North Charles Village PUD has had similar amendments approved to allow for larger developments based on rising demand. Major amendment 2, approved by Ordinance 07-629 on December 3, 2007, was requested to revise the development plan and “modify the allowable height of a certain structure within the Planned Unit Development area”, similar to the amendment, CCB # 23-0433, currently under consideration. A summary of the changes is attached below.

Equity:

- Impact:
 - *How might the proposal impact the surrounding community in the short or long term?* The proposed increase in density will provide additional housing, an improved space for the existing grocery tenant, and increased activity in the neighborhood. The project would likely also create increases in traffic, noise, and trash for the neighborhood. Parking demand was studied and adjusted to reflect the current parking demand of similar neighboring buildings. The current parking count is far less than the bed count for the building, and per Article 32 – *Zoning*, C-1 districts are exempt from minimum parking requirements.

Neighbors voiced concerns about noise and parties on the outdoor amenity space. The outdoor amenity space was initially designed to be located at the Hargrove Alley side of the building on the second floor, very close to the rowhouses on Calvert Street to the east of the site. This amenity space was moved to the Saint

Paul Street side and to the top floor of the building to mitigate the impacts of noise and disturbance to neighboring rowhouses. The development team has stated they will manage trash and noise impacts; however, it should be noted that Planning Commission action remains with the land, not the promised actions of a development team.

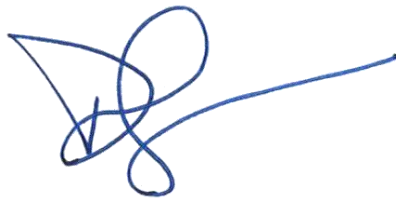
Additional concerns raised by neighbors related to shadows cast by the taller building on the lower scale properties to the east of the site. The Applicant has proposed to reduce the height of the building by one story and the Design Review requirement has been satisfied for the reduced height proposal; however, revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated October 2023 accompanying CCB # 23-0433 shows the maximum height of 90 feet and if approved would allow the height of 90 feet. The Applicant has submitted a revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated December 2023 to Planning, showing an updated height of 80 feet which is in keeping with the approved design of the proposed building.

- *How would this proposal impact existing patterns of inequity that persist in Baltimore?* The existing buildings on the two parcels known as 3115-3119 and 3121 Saint Paul Street are unremarkable in their architectural character and have not been historically designated. It could be stated they do not currently contribute in a meaningful way to the character of the neighborhood, so proposing demolition and replacement does not continue a pattern of inequity in this case. The added housing is intended to serve university students, which may reduce demand of other nearby rental properties. Additionally, the improved space for the returning grocery tenant may improve access to fresh food within the Charles Village Neighborhood. The temporary closure of the grocer will likely produce hardship for some residents.
- Engagement:
 - Has the community been meaningfully engaged in discussing this proposal?* The Applicant and Councilperson began meeting with community members in spring of 2022. Planning staff has attended many of the meetings and has heard a range of input about the proposed building height. The development team worked to reduce the height of the building by one full story from the original proposal based on this community input. It should be noted that revised Sheet 3 of 4 “Preliminary Build-Out Plan” accompanying CCB # 23-0433 shows the maximum height of 90’ and if approved would allow the 90’ height. At the request of Planning, Applicant has submitted a revised Sheet 3 of 4 “Preliminary Build-Out Plan” dated December 2023, showing an updated height of 80 feet which is in keeping with the approved design of the proposed building.
 - *How are residents who have been historically excluded from planning processes being authentically included in the planning of the proposed policy or project?* The number of meetings and variety of in person or online options for attending meetings gave ample opportunity for the community to be involved. The Charles

Villager newsletter produced by the Charles Village Civic Association included information about the meetings. Members of the development team also met individually with neighbors to discuss the project and respond to concerns.

- Internal Operations:
 - *This may include staff commentary regarding impact on staff time or resources devoted to a project.* This project and report have had a disproportionately large demand on Planning staff, compared to other Planned Unit Development projects. Changes to the PUD were first requested in December 2021; staff has met with the project team, councilperson, and residents on a regular basis over the past two years to resolve questions and concerns. Planning staff has also met internally for coordination purposes.

Notification: The Charles Village Civic Association has been notified of this action. Additionally, on December 12, 2023, Planning staff sent notification to 675 individuals in the Northern Planning District, 233 of which are residents and elected or generally interested parties.



Chris Ryer
Director

Aerial images of the North Charles Village PUD Area, from 2003 – 2016:

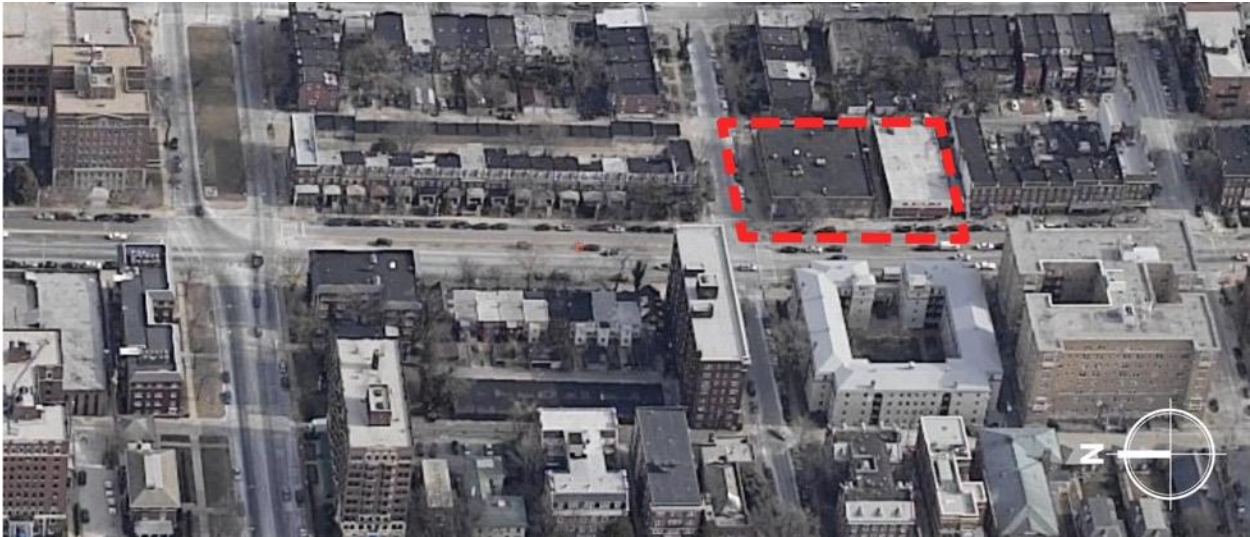


Figure 1: Aerial photograph from 2003, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red.



Figure 2: Aerial photograph from 2005, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red. 3301 North Charles (left side) is being constructed.



Figure 3: Aerial photograph from 2006, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red. 3301 North Charles Street (left side) is being constructed and 3201 Saint Paul Street (to the immediate left of the red outline) has been cleared.



Figure 4: Aerial photograph from 2009, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red. 3301 North Charles Street (left side) and 3201 Saint Paul Street (to the immediate left of the red outline) are substantially complete. 3200 Saint Paul Street, known as 9 E. 33rd Street (to the bottom left of the red outline), is cleared of rowhouses.



Figure 5: Aerial photograph from 2015, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red. 3301 North Charles Street (left side) and 3201 Saint Paul Street (to the immediate left of the red outline) are complete. 3200 Saint Paul Street, known as 9 E. 33rd Street (to the bottom left of the red outline) is being constructed.



Figure 6: Aerial photograph from 2016, showing the conditions of the North Charles Village PUD area, with the two parcels known as 3115-3119 and 3121 Saint Paul Street outlined in red. 3301 North Charles Street, 3201 Saint Paul Street, and 3200 Saint Paul Street, known as 9 E. 33rd Street, are complete. This image is reflective of the current condition of the neighborhood, as of December 2023.

Revisions to North Charles Village PUD Sheet 3 of 4, “Preliminary Built-out Plan”:

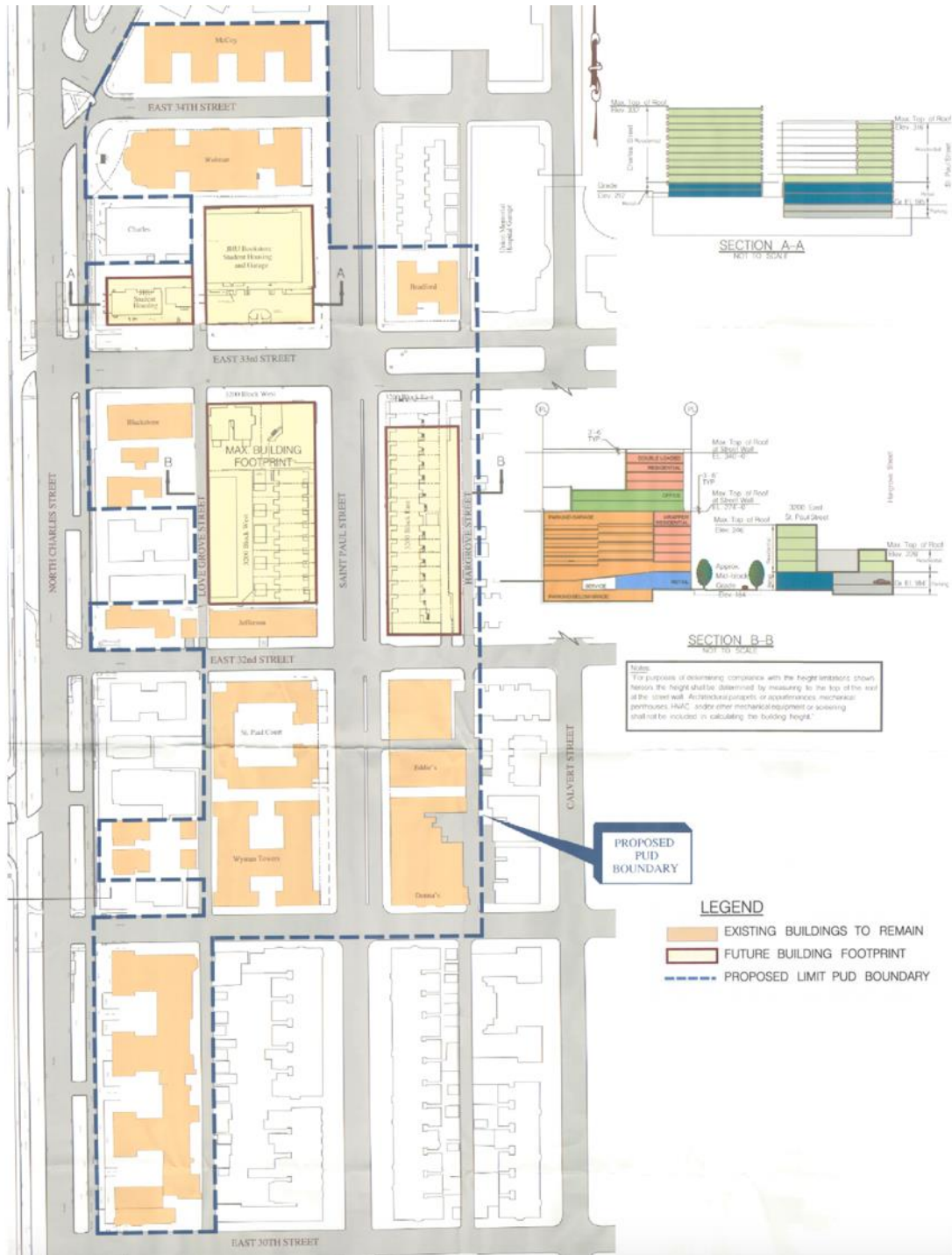


Figure 7: Clip of the North Charles Village PUD Sheet 3 of 4, “Preliminary Built-out Plan”, revised October 2007.

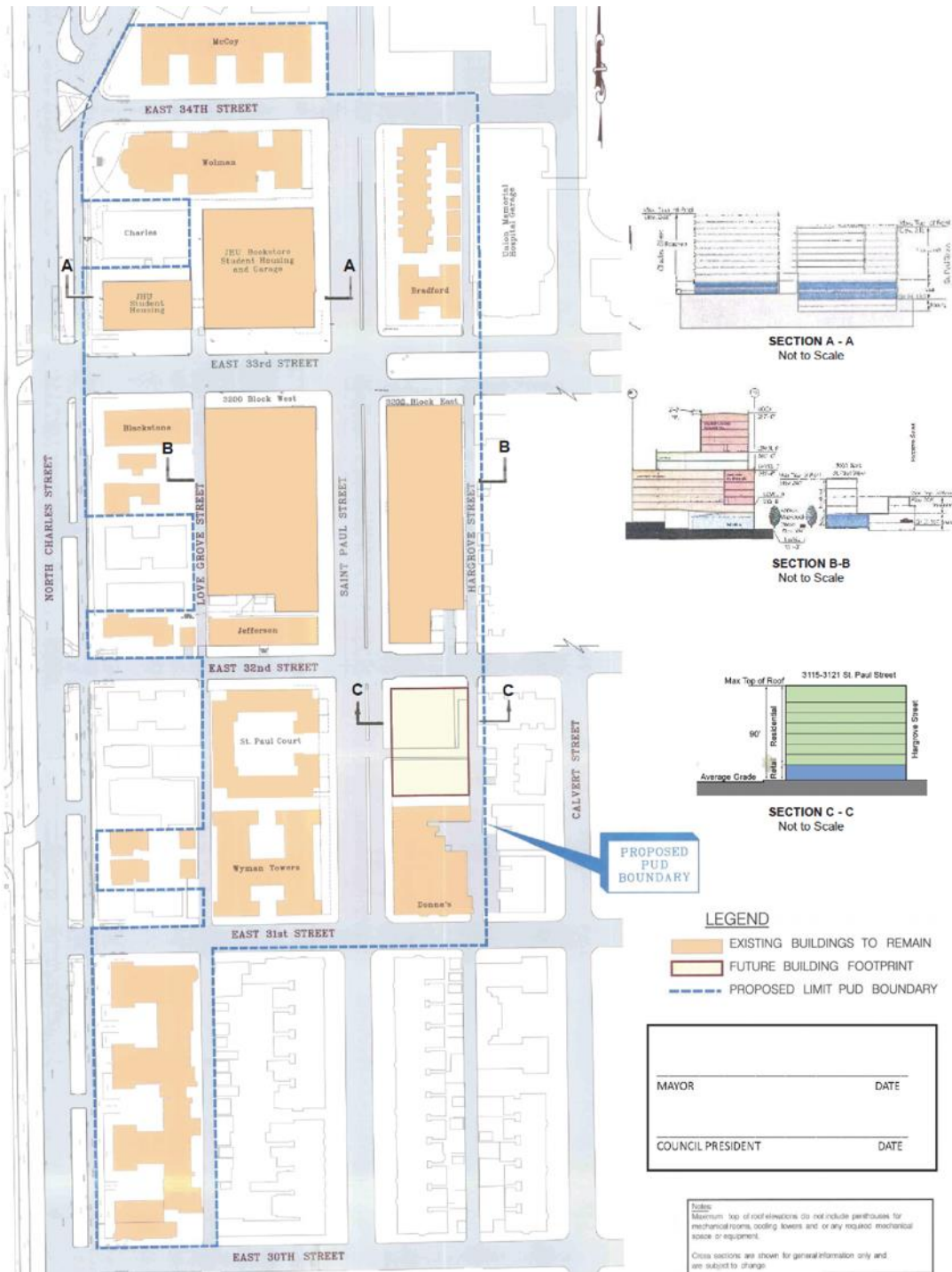


Figure 8: Clip of the North Charles Village PUD Sheet 3 of 4, “Preliminary Built-out Plan”, proposed revision, October 2023. Note the section C – C has been added and the PUD boundary has changed.

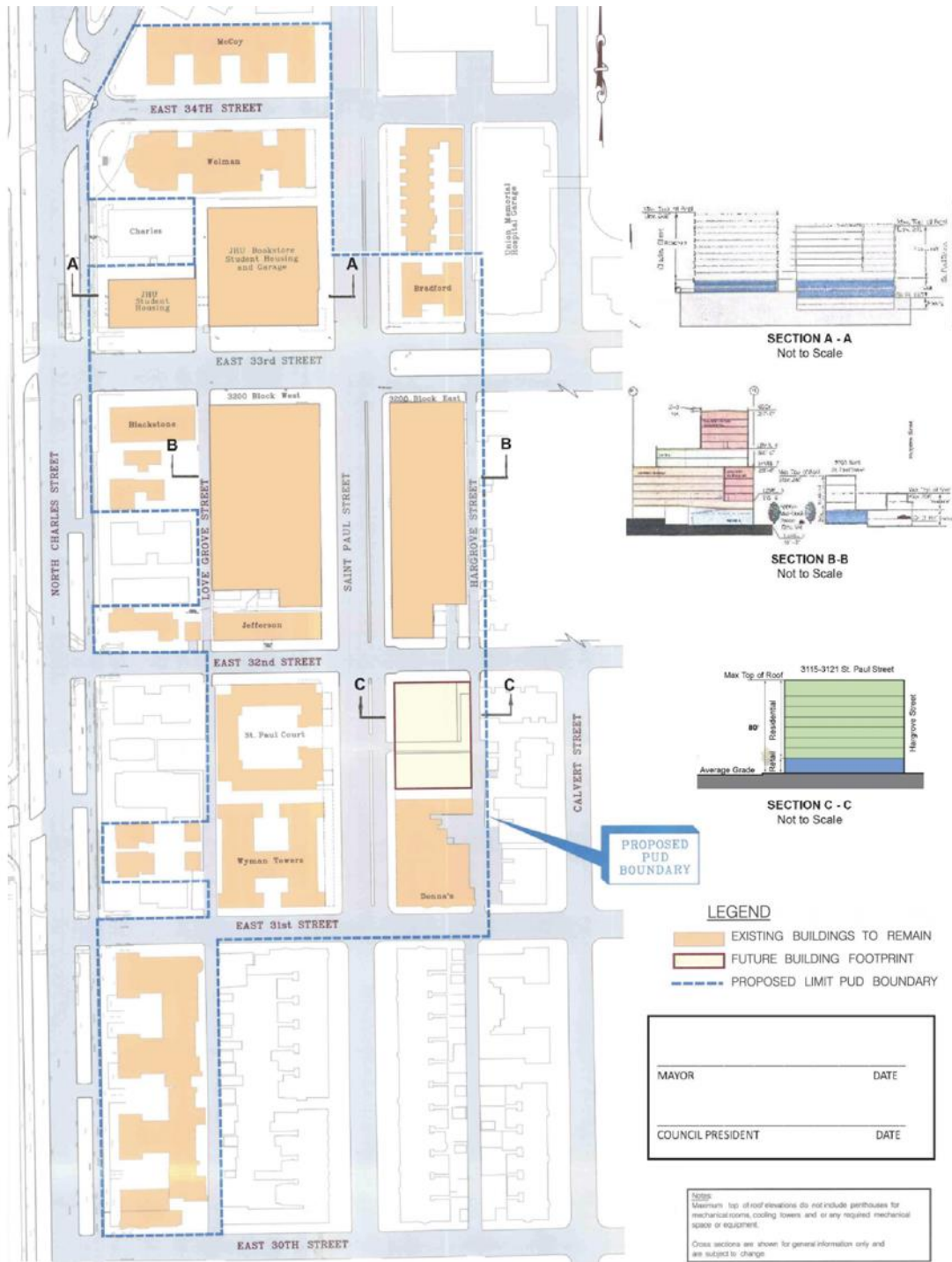


Figure 9: Clip of the North Charles Village PUD Sheet 3 of 4, “Preliminary Built-out Plan”, proposed revision, December 2023. Note the section C – C has been added, the height changed from 90’ to 80’ and the PUD boundary remains the same as in the currently approved Sheet 3 of 4, “Preliminary Built-out Plan” dated October 2007.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY THOMPSON
ACTING CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

January 10, 2024

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 23-0433 – Planned Unit Development – Amendment –
North Charles Village

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0433 for form and legal sufficiency. The Bill would approve an amendment to the Development Plan of the North Charles Village Planned Unit Development (“PUD”). Specifically, the bill would approve an amendment to the Development Plan to modify the allowable height of a certain structure within the PUD.

Amendments to previously approved PUDs are categorized as either engineering corrections, minor changes, or major changes in accordance with Subtitle 4 of Title 13 of Article 32 of the City Code and must follow the corresponding approval procedure. City Code, Art. 32 § 13-102(b). This amendment seeks changes that would be characterized as major and therefore an ordinance is needed to approve them. Art. 32, § 13-403(b). Section 5-201 of Article 32 authorizes a member of the City Council to introduce a proposed ordinance to expressly approve, authorize, or amend a PUD. Art. 32, § 5-201(a)(8).

The general approval standards applicable to new PUDs are also applicable to PUD amendments. *See* Art. 32 § 13-203 (explaining that the conditional use standards of §§ 5-405(a) and 5-406 apply when reviewing a PUD, setting forth a number of additional factors that must be considered, and detailing required findings). Generally, the City Council may approve the amendment to the PUD if the change is compatible with the Master Plan, conforms to district regulations, and potential detrimental effects are examined with regard to adjacent property and uses. *Id. See also Maryland Overpak Corp. v. Mayor and City Council of Baltimore*, 395 Md. 16, 30-31 (2006).

The Planning Commission staff report does not appear to contain an analysis of the factors or the findings required by Art. 32, Section 13-203. Accordingly, such analysis and findings should be established by the Council during the hearing in order for this amendment to be lawful.

Additionally, procedural requirements apply. Any bill that authorizes a change in a PUD is a “legislative authorization,” which requires that certain procedures be followed in the bill’s passage, including a public hearing. Art. 32, §§ 5-501(2)(vii), 5-507, 5-601(a). Certain notice requirements also apply to the bill. Art. 32, § 5-601(b). Moreover, the bill must be referred to certain City agencies, which are obligated to review the Bill in a specified manner. Art. 32, §§ 5-504, 5-506. Also, certain limitations on the City Council’s ability to amend the Bill apply. Art. 32, § 5-507(c).

Assuming the procedural requirements and approval standards in Art. 32, Section 13-203 are met as discussed above, the Law Department can approve the bill for form and legal sufficiency with the amendments proposed by the Planning Commission.

Very truly yours,



Jeffrey Hochstetler
Chief Solicitor

cc: Ebony Thompson, Acting City Solicitor
Nina Themelis, Mayor’s Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Teresa Cummings, Assistant Solicitor

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

October 3, 2023

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

**Re: CC Bill #23-0433- Planned Unit Development- Amendment- North Charles
Village**

Ladies and Gentlemen:

City Council Bill No. 23-0433 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

Pursuant to Article 32, Section 5-507 (b) the BMZA shall provide reports on legislation submitted to the City Council Section per Section 5-501 (2) which includes the following: (i) a variance; (ii) a conditional use; (iii) a map amendment; (iv) an educational campus master plan; (v) a hospital general development plan; (vi) an area of special sign control; and (vii) a planned unit development. The BMZA, as a quasi-judicial agency, will not be providing a report or comment.

Sincerely,

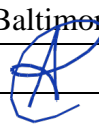
A handwritten signature in black ink that reads "Rebecca R. Witt".

Rebecca Lundberg Witt
Executive Director

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



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 2, 2024
SUBJECT	CCB 23-0433 Planned Unit Development - Amendment - North Charles Village

The Honorable President and
Members of the City Council
City Hall, Room 400

04/02/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0433 Planned Unit Development - Amendment - North Charles Village for the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

If enacted, City Council Bill 23-0433 would approve an amendment to the Development Plan to modify the allowable height of a certain structure within the North Charles Village Planned Unit Development (PUD).

DHCD Analysis

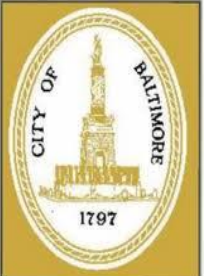
At its regular meeting of December 21, 2023, the Planning Commission concurred with the recommendations of its departmental staff and recommended that City Council Bill 23-0433 be amended and approved by the City Council. DHCD supports the amendments suggested by the Planning Commission to correct a spelling error, replace and update the Preliminary Build-Out Development Plan and correct a date on the updated Plan Sheet.

This Bill seeks to address concerns raised by neighbors related to the redevelopment of 3115-3119 and 3121 Saint Paul Street and the potential for shadows cast by the proposed taller building on the smaller structures to the East of the site. This Bill would remove one-story from the Planned Unit Development reducing the height from 90 feet to 80 feet, which aligns with the approved design of the proposed building.

This Bill does not have an operational or fiscal impact on DHCD and the changes to the Planned Unit Development would not endanger public health, safety or welfare. The property does not lie within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. The proposed increase in density may yield additional housing and increased commercial and residential activity in the Charles Village neighborhood.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0433.

FROM	NAME & TITLE	Richard J. Luna, Interim Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 23-0433		

March 6, 2024

TO:

Economic and Community Development Committee

I am herein reporting on City Council Resolution 23-0433 introduced by the Councilwoman Ramos on behalf of MCB Charles Village LLC. The purpose of the Bill is to approve certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

Ordinance 96-35 established the North Charles Village Planned Unit Development (PUD) and was last amended by Ordinance 07-629. The PUD is generally bounded on the north by 33rd Street, on the south by 30th Street, on the east by Hargrove Alley, and on the west by N. Charles Street.

City Council Bill 23-0433, if approved, would amend the PUD and Development Plan by replacing Sheet 3 of 4 “Preliminary Build Out Plan” with a new sheet that identifies two parcels for redevelopment (known as 3115-3119 and 3121 Saint Paul Street) and for those parcels to have an allowable maximum height of 90 feet. Without this change, the underlying zoning of C-1 would limit the redevelopment height of these two parcels to 68 feet. The final submission of Design Review drawings of the parcels provided by the Applicant to the Department of Planning show a height of 78 feet, which is 12 feet below the proposed height change of 90 feet.

The Planning Commission reviewed this bill and staff report on December 21, 2023, and approved the legislation with technical and corrective amendments. This Department finds those amendments to be appropriate and necessary.

The Department of Public Works supports passage of City Council Bill 23-0433 as proposed to be amended by the Planning Commission.



Richard J. Luna
Interim Director

RJL:MMC

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: November 8, 2023
RE: City Council Bill 23-0433



I am herein reporting on City Council Bill 23-0433 introduced by Councilmember Ramos at the request of MCB Charles Village LLC, c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg, LLP.

The purpose of this bill is to approve certain amendments to the Development Plan of the North Charles Village Planned Unit Development (PUD).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests to amend the boundary of the PUD as outlined in the bill. The legislation does not reference parking. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located on the 3100 block of St Paul Street and Residential Permit Parking Area #12 is located to the North. The PUD boundary has areas of private off-street parking. When building plans and uses are submitted, PABC will be involved through the Site Plan Review Committee (SPRC) process to ensure that parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0433.

Economic and Community Development Committee

23-0433

**Planned Unit Development - Amendment -
North Charles Village**

Public Testimony



Odette Ramos

Baltimore City Councilwoman

District 14

(410) 396 - 4814

odette.ramos@baltimorecity.gov

100 N. Holliday Street, Room 506

Baltimore MD 21202

Testimony

**23-0433 – Planned Unit Development- Amendment- North Charles Village
Support with Amendments**

April 2, 2024

Dear Chair Middleton and Distinguished Members of the Economic and Community Development Committee:

Thank you for the opportunity to provide support for **23-0433 – Planned Unit Development- Amendment- North Charles Village with amendments.**

This bill makes one amendment to the Planned Unit Development for the Charles Village PUD. This amendment allows for a height variance for 3115-3119 Saint Paul Street and 3121 Saint Paul Street. These properties have been purchased and will be the expansion of the existing Street Market, additional retail, and apartments for students.

Originally, the development team came to the community 18 months ago with an 8-story concept and terrible design. The community meeting was a complete disaster, and I advised the development team to start over if they wanted a variance.

The development team has been working with residents since that time. The new design of 7 stories and a look that better fits the community has received more positive response. I received more positive than negative feedback after a July 2023 community meeting where the new design was presented, and decided to put in the height variance. By right, the building can be 68 feet. This request is for 7 stories (80 Feet) and such is allowed by ordinance since it is in a Planned Unit Development.

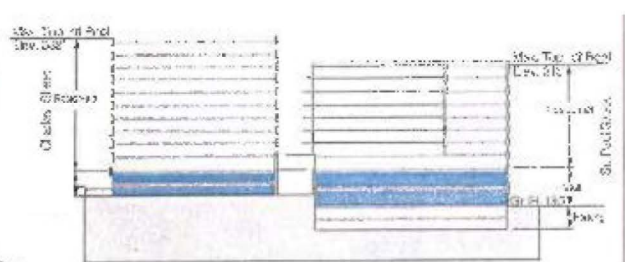
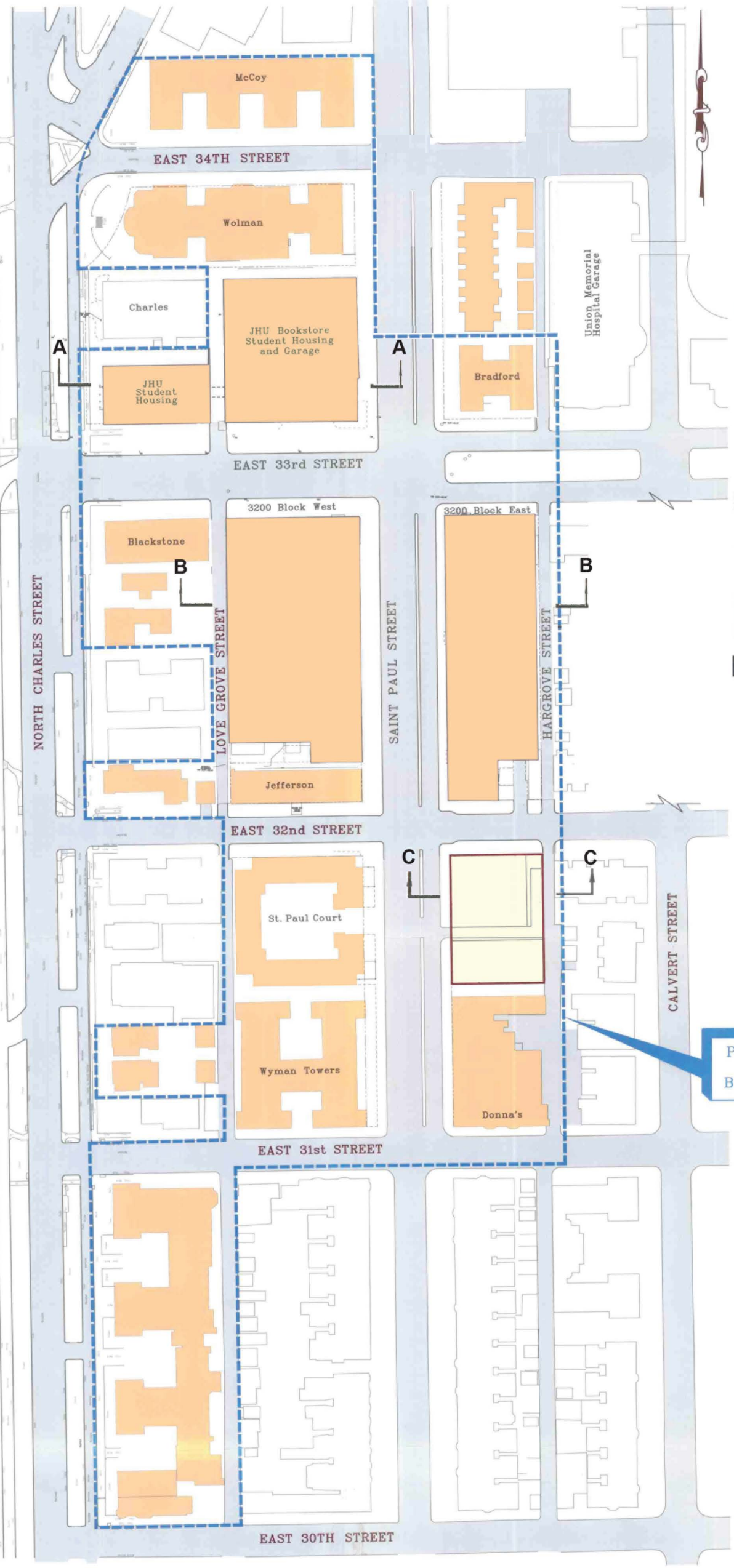
The amendments correct a typo, and replace the current “Illustrative Preliminary Build-Out Plan” with a new one that reflects the corrected height.

I humbly request your favorable report with these amendments.

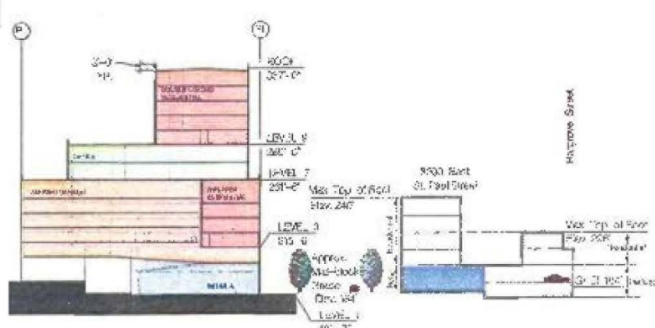
Should you have any questions, I can be reached on 443-801-8137 or odette.ramos@baltimorecity.gov.

Sincerely,

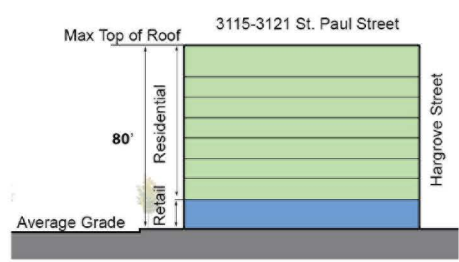
Odette Ramos
Baltimore City Councilwoman, District 14



SECTION A - A
Not to Scale



SECTION B-B
Not to Scale



SECTION C - C
Not to Scale

PROPOSED
PUD
BOUNDARY

_____	_____
MAYOR	DATE
_____	_____
COUNCIL PRESIDENT	DATE

Notes:
Maximum top of roof elevations do not include penthouses for mechanical rooms, cooling towers and or any required mechanical space or equipment.
Cross sections are shown for general information only and are subject to change.

- Notes:
- The Build-Out Plan is to illustrate the building height and massing limitations. The final architectural and site design for each building and structure is subject to the Planning Commission for approval.
 - The unused permitted floor area ratio (FAR) and unused permitted number of dwelling units in the 3200 Block of St. Paul Street, east and west side ("3200 St. Paul Project") and the JHU properties consisting of Area G, McCoy, Wolman and Bradford Buildings ("JHU Project") may be transferred within buildings within each Project, provided that the aggregate permitted FAR and permitted number of dwelling units for each Project is not exceeded.

LEGEND
 EXISTING BUILDINGS TO REMAIN
 FUTURE BUILDING FOOTPRINT
 PROPOSED LIMIT PUD BOUNDARY



NORTH CHARLES VILLAGE PUD

ILLUSTRATIVE PRELIMINARY BUILD- OUT PLAN

John C. Murphy

Law Offices
John C. Murphy
516 N. Charles St., Suite 206
Baltimore, MD 21201
jcmurphy1@comcast.net

410-625-4828
443-956-8711
Fax 410-625-0273

April 2, 2024

Sharon Green Middleton, Chair
Members of the Baltimore City Economic and Community Development Committee
City Hall
Baltimore, Md. 21202

Re: Council Bill 23-0433

Dear Chair Middleton and Members of the Committee:

This office represents Mrs. San San Yu who is the owner of the property at 101 E. 32nd St, Baltimore Md. 21212. Mrs. Yu acquired the property in 2008 and has resided there for the last 16 years.

Mrs. Yu's property is a two story "end of group" with an array of windows on the west side on the first and second levels. The bill before you proposes to allow the construction of a seven story building directly across a 15' alley street, Hargrove Street. The proposed structure is to be built directly on the property line, removing the existing 20' setback.

The structure will have an immediate and profound effect on Mrs. Yu, removing the light and air which her property presently enjoys by virtue of being adjacent to the existing two story structure, which will be demolished to make way for the seven story replacement structure. Most important, it will cast a perpetual shadow over her residence, removing the abundant sunlight which presently streams in through the West facing windows. For Mrs. Yu, this last adverse effect is particularly important since she has thyroid and lung cancer with only 50% of lung function left. Her condition is explained more fully in the attached letter dated February 19, 2024 from her physician, Qi Cao Md., Ph.D. After describing her condition, Dr. Cao states:

"Her current medical condition requires sun environment in addition to related medications".

Mrs. Yu has asked the developer to include an open space courtyard which would allow more light and air but that request was refused.

The effect on her property is displayed in the attached photographs which depict her existing residence with its abundant west facing window, her house in relation to the existing structure and set back, and the proposed seven story building.

In addition to the personal effect on Mrs. Yu, the new structure would have an adverse effect on the value of Mrs. Yu's property. The current estimated value is \$368,000.00 and Mrs. Yu estimates that she will suffer a loss in value of 50%, or \$184,000.00. It will be a very unattractive location if this legislation is approved.

Finally, it is worth pointing out that because of her location, it is only Mrs. Yu will suffer this most severe impact.

THE LAW

Applicable Standards in the PUD Ordinance

The property to be developed is located within the boundaries of the North Charles Village PUD first enacted by Ordinance 96-35 and amended several times. Although adopted under the prior zoning, the PUD is still in effect under Transform Baltimore, Article 32, Section 13-102, Baltimore City Code (2024). The present Code provides that prior approved PUDs remain in effect subject to these standards:

“Residential, office-residential, business, and industrial planned unit developments approved before the effective date of this Code (June 5, 2017) remain valid as long as they continue to comply with all requirements and conditions of their approval and with the Zoning Code regulations in effect immediately preceding the date of those approvals.

All permitted and conditional uses of the underlying zoning district are allowed unless specifically prohibited by the planned unit development”.

Based upon the plain language of the statute, it appears clear that this application is governed by the zoning code in effect when the planned unit development was first approved by Ordinance 96-36 approved in 1996. That code is the Baltimore City Zoning Regulations (1971, as amended), specifically the chapter on planned unit developments, Section 12-0-1 et seq.

Council Bill 93 provides that,

“Residential bulk regulations, ..., are the same as for the underlying zoning districts”. Ordinance 96-35, Section 4.

There are several important provisions of the existing zoning code applicable to this project. First, the B-1-3 regulations (the underlying zoning in 1996) required a 30” set back. Zoning Code, section 6-212 €. The project does not have this—the property is being built out to the property line, no set back whatsoever. Second, the B-1-3 district allows residences at a scale of 1 dwelling unit per 550 sq. ft of land area. Zoning Code 6-212 (d). Based on the land area of 18,366 sq. ft of the two parcels, this would allow 33 dwelling units. The proposed seven story building has far more than 33 dwelling units. apparently approximately 126 units.

Another way to look at the applicable density is from the PUD regulations in the then existing zoning code.

If you look at the residential standards in the Code, the highest residential district allows 218 units per acre, which works out to 91 units for the project based on a land area of 18,366 s.f.. See Zoning Code, Section 9-209. . The B-1-3 district (the prior zoning) is allowed to have 79 units which works out to 33 units, again far below what is planned. See Zoning Code, Section 9-409.

Summary. The proposal violates the provisions of the applicable PUD and PUD regulations in two respects, namely the lack of a 30' set back in the rear and an excessive number of dwelling units.

A PUD MAY NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES

A PUD is an exception to the normal zoning regulations. According to the zoning by which this PUD was established, the purpose of a PUD is encourage freedom of design while insuring that it achieve "a maximum of coordination between the planned development and neighboring land uses". Baltimore City Zoning Ordinance, Section 9-102(b)(2). Two standards for PUDs are particularly relevant:

"iv. the physical characteristics of the development will not adversely affect future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed;

"v. with respect to availability of light, air, open space, and street access, the Planned Unit Development will secure for its residents and neighboring residents substantially the same protection as would be provided by the application of the appropriate district regulations; "

Baltimore City Zoning Ordinance, 9-112.

The current zoning ordinance for PUDs contains comparable language. The purpose of PUDs is stated to be promote quality development that is "compatible with the character of the surrounding area and adjacent properties". Article 32, Section 13-101 (5)(2024).

The current zoning contains this standard for approval:

"(iii) whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed:. Article 32, Section 13-203 (a)(2)(iii)(2024).

The present code has special standards for departing from the existing regulations. The current code allows a height of 68' in the C-2 Zone. The proposal is to add an additional 10', exceeding the current regulations. The code has several standards applicable to a request to exceed the existing standards: See Article 32, Section 13-204:

"(5) not cause an adverse impact on neighboring properties so as to outweigh the benefits of the development;

(6) not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or the flow of traffic".

Therefore, it appears clear that the proposal does not conform to the legal standards for a PUD. The development plan will obviously have an adverse effect on Mrs. Yu's property by interfering with her light and air and specifically the sunlight from the west which will be completely obliterated by the 7 story building. It will most certainly decrease its value. Mrs. Yu's row house has special value because it is an end of group with an array of west facing windows. This advantage will be lost when the sunlight from the west is obliterated by the seven story structure.

It is important to realize that the PUD has special standards because it is not subject to the normal rules for zoning, such as the change and mistake rule which protects established uses. The Court of Appeals long ago held that "special precautions are to be applied so there is no discordance with existing uses". Bigenho v. Montgomery County Council, 248 Md. 386, 391 (1968). Professor Reno at Maryland Law School was an early authority and he wrote an article which emphasized that :

"The zoning ordinance is carefully drawn so as to impose restrictive use limitations upon the owner in these special zones in order to protect adjoining residential areas". See Reno, "Non-Euclidean Zoning, The Use of the Floating Zone", 23 Md. L. Rev. 105, 107 (1963).

The leading case on Baltimore City PUDs is Maryland Overpak v. Baltimore, 395 Md. 16 (2006). That opinion from Maryland highest court emphasized that the PUD had the following standards:

"will conform with the surrounding area in terms of ...value of surrounding area...availability of light, air, open space..."

consider "adverse effect on the surrounding community"

include "examination of potential deleterious effect of use on adjacent property and uses".

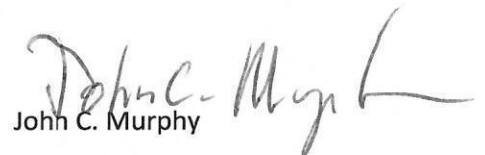
The standard for an amendment of a PUD is the same as the standards for enactment, recited above. Maryland Overpak, supra.

SUMMARY

From these standards, it is clear that a PUD amendment should not be approved since it will have an adverse effect on Mrs. Yu and her property.

The standards listed above state that an amendment of a PUD may not be approved if it will have an adverse effect on adjoining properties. They specifically address property value and availability of light and air, standards especially appropriate to Mrs. Yu. Since the PUD was adopted in 1996, the area has undergone a transformation accomplished through the liberal zoning allowed by the PUD. But at the same time, the PUD has restrictions, the most notable being the requirement that it not adversely affect adjacent properties. Mrs. Yu is a longtime property owner and resident in Baltimore City and her property will surely be adversely affected by this project. She is entitled to request that the members of this Committee follow the law and disapprove the application.

Respectfully submitted,


John C. Murphy

Rosedale Primary Care Physician, P.C.

7818 Beverly Ave, Parkville, MD 21234

Tel: 212-300-6039 or 410-218-5523

Fax: 410-357-4736 or 410-870-6058

February 19, 2024,

To Whom may be concerned,

My name is Qi Cao, primary care physician, Rosedale Primary Care Physician. I am writing to you just about Ms. Sansan Yu, one of my patients, regarding her concerns that the current living environment will worsen her medical condition. Ms. Yu had a history of thyroid cancer status post total thyroid resection and lung cancer status post lung tumor resection and chemoradiation therapy, which resulted in lung dysfunction, 50% lung function left. Her current medical condition requires sun environment in addition to related medications. She is very concerned and anxious that her neighbor's tall building shadows most of sun during the day because the new building is very much closer to her house. I would really appreciate it if you could consider her medical condition and makes her living with essential sun during the day.

If you have any questions, please feel free to contact me.

Sincerely,



Physician: Qi Cao MD., Ph.D.

Address: 7818 Beverly Ave, Parkville, MD 21234.

Telephone: 1-212-300-6039. Fax: 1-410-357-4736

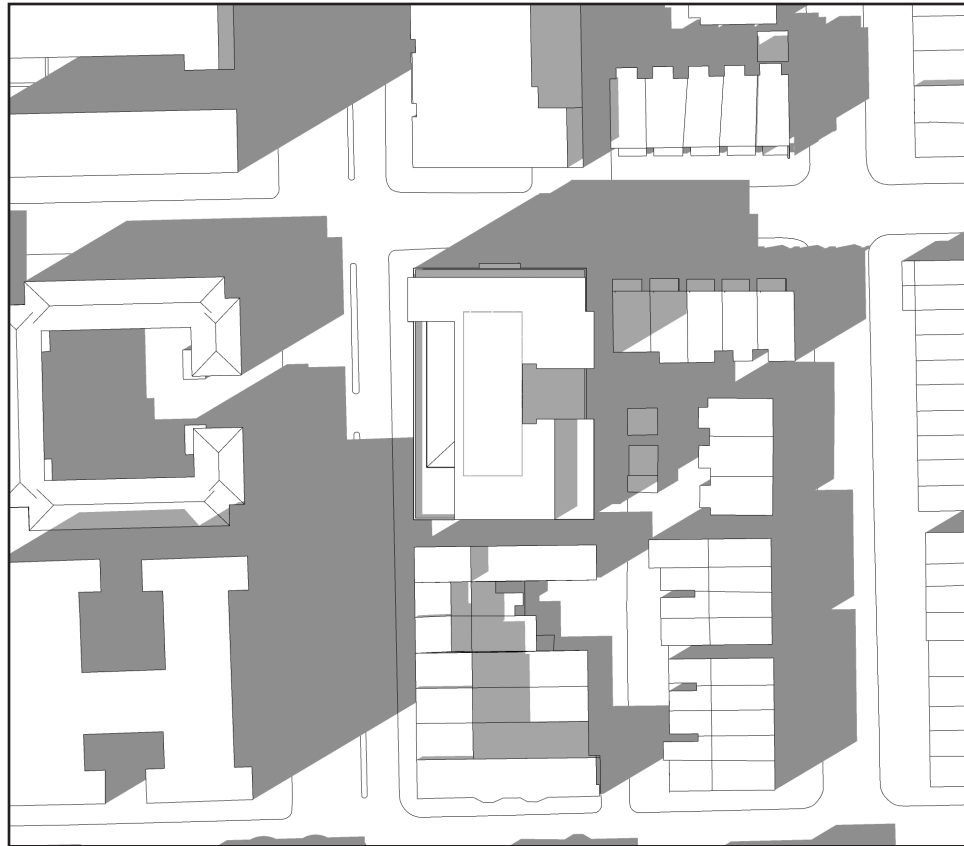


NOW



PROPOSED





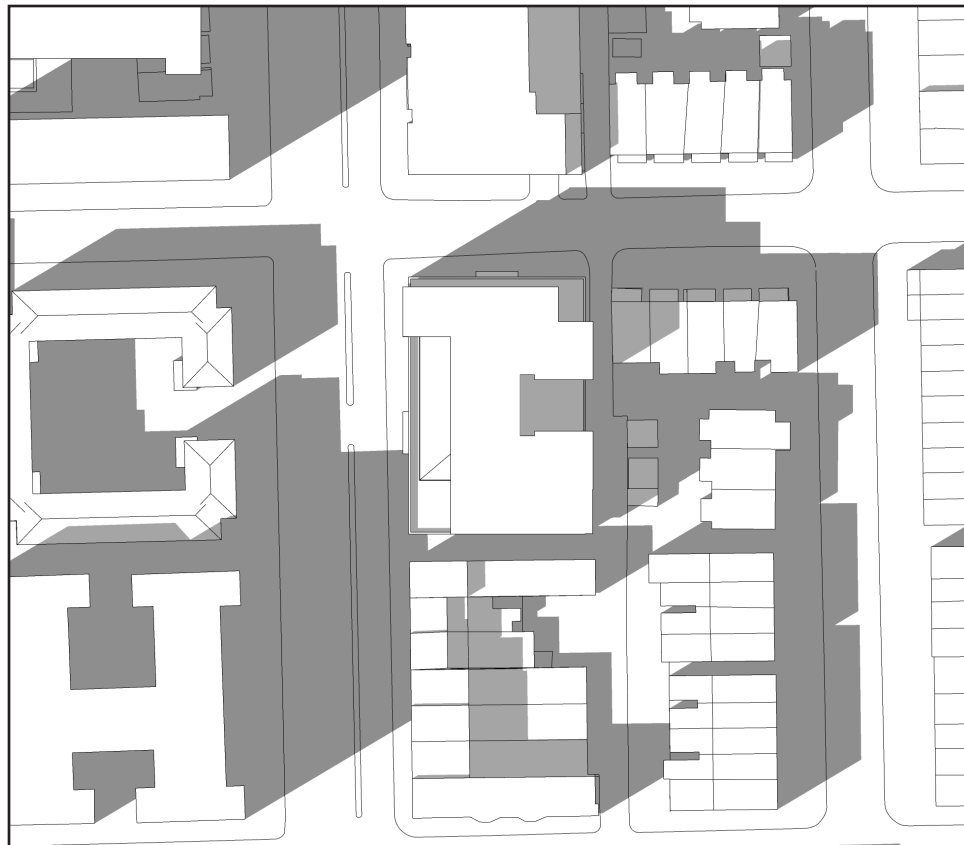
3:00 PM: SOUTH LEG SETBACK



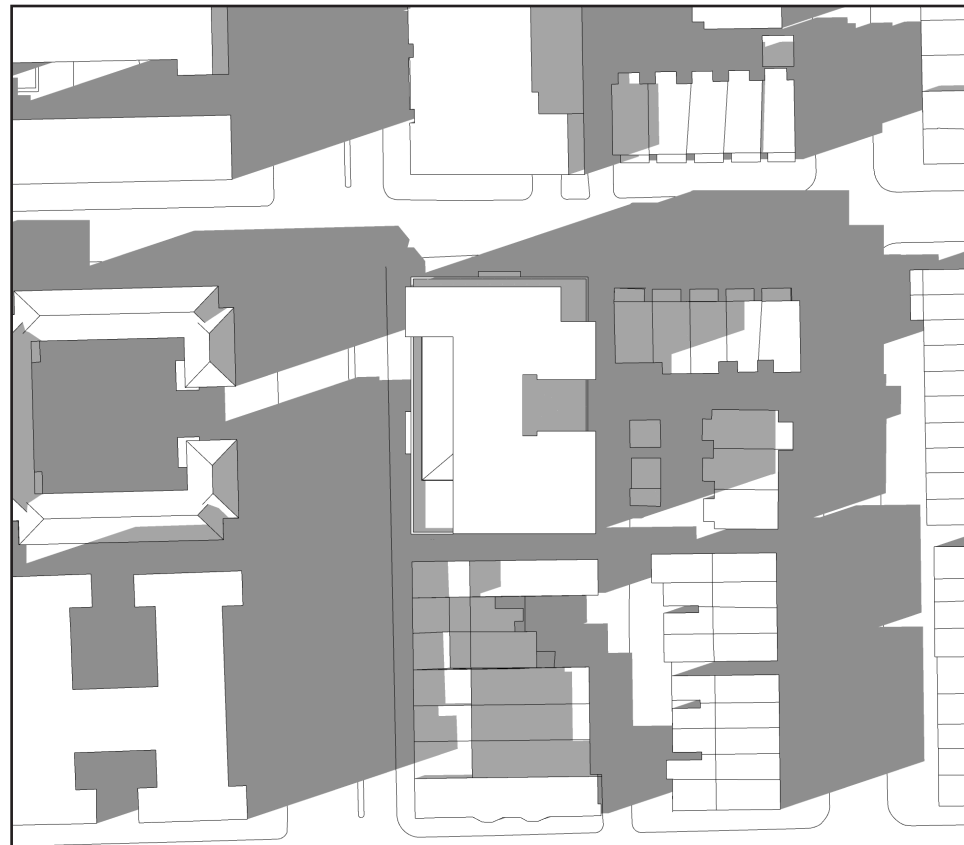
4:00 PM: SOUTH LEG SETBACK



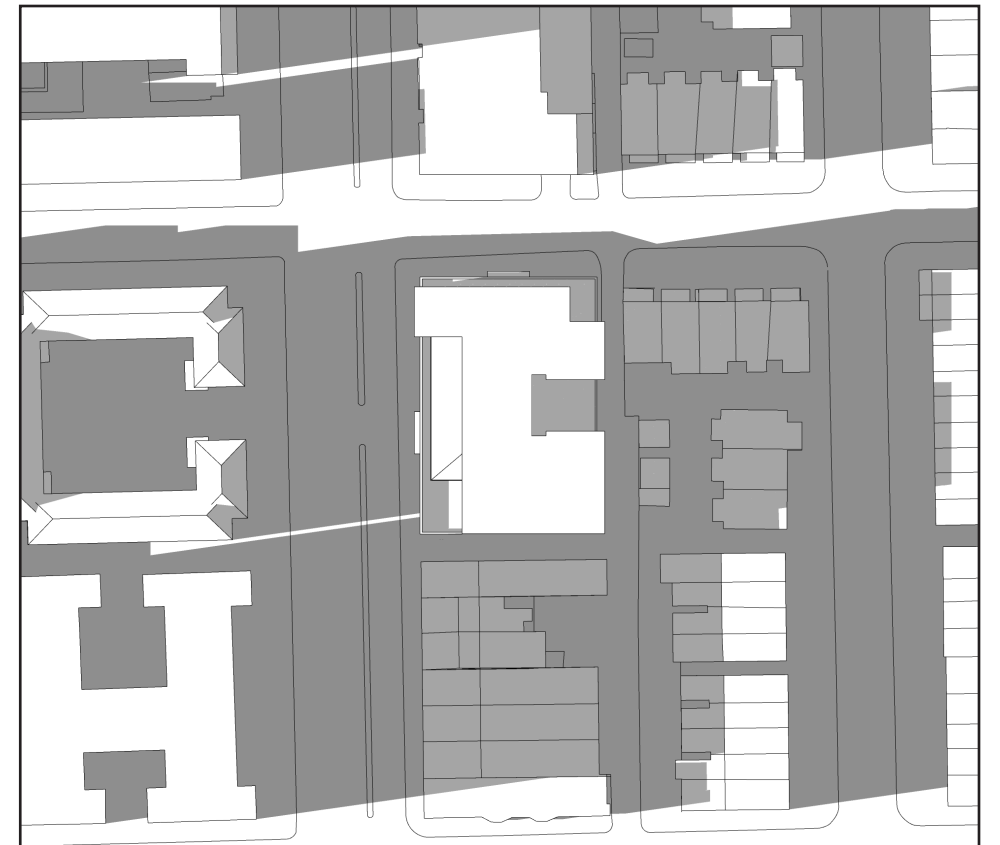
5:00 PM: SOUTH LEG SETBACK



3:00 PM: PROPOSED DESIGN



4:00 PM: PROPOSED DESIGN



5:00 PM: PROPOSED DESIGN

SEPTEMBER 21 / MARCH 21 (EQUINOX)
3100 SAINT PAUL ST.
BALTIMORE, MD
02/16/2024

MOSELEYARCHITECTS

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Maxfield Stode

Signature: *Max Stode*

Address: 3043 N. Calvert St. A6

Email: maxdstode@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Katherine A. Venanzi

Signature: Katherine A. Venanzi

Address: 3131 N. Calvert St. #2

Email: kvenanzi@hotmail.com

Phone (optional): 410-215-6916

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: BRENT BEDERKA

Signature: Brent Bederka

Address: 3131 N. Calvert St. #2

Email: Brent@zedora.com

Phone (optional): 410 292-3605

Comments: As I stated in my testimony in front of the City Planning Board, the proposed bldg. is too tall, too wide for that alley, and does not fit in with the character of that block in our neighborhood.


-BDB

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Laura Judkis

Signature: 

Address: 407 E 31st St

Email: ljudkis@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: JUSTIN ROSE

Signature: 

Address: 3024 N CALVERT ST E1

Email: ~~JUSTIN~~ JUSTINPROSE@gmail.com

Phone (optional): 919-201-6839

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Sam Sizer

Signature: Sam Sizer

Address: 3410 Guilford Terrace

Email: samveledas@gmail.com

Phone (optional): 667-391-8002

Comments: DO NOT BUILD THIS!!! ☹️

↑
Mad

- submit appearance
- not everyone is for

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: THOMAS RICH

Signature: Thomas B Rich

Address: 319 N CALVERT ST

Email: thomas B Rich@comcast.net

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: JORDAN HENDRICK

Signature: *Jordan Hendrick*

Address: 2825 SAINT PAUL ST 21218

Email: JORDAN KHENDRICK@GMAIL.COM

Phone (optional): _____

Comments: DO NOT WANT

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Britt Law

Signature: Britt Law

Address: 3704 Hickory Ave

Email: deadromantics@gmail.com

Phone (optional): _____

Comments: Work in CV

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Brian Hoegberg

Signature: 

Address: 2607 N CALVERT

Email: brianhoegberg@gmail.com

Phone (optional): 443 922 4133

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Patricia Halle

Signature: Patricia Halle

Address: 808 Gorsuch Ave

Email: pathalle808@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Kirsten Beckerman

Signature: 

Address: 3811 Canterbury Rd

Email: KirstBeck@verizon.net

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Natalie Infante

Signature: Natalie Infante

Address: 326 E 33rd St Apt 2, Baltimore, MD 21218

Email: atalienfante@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: THOR KASENKO

Signature: 

Address: 326 E 33RD APT 2

Email: THOR.KASENKO@GMAIL.COM

Phone (optional): 406.534.9832

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Joey Deekman

Signature: 

Address: 3045 Saint Paul St.

Email: jodeckman@gmail.com

Phone (optional): 410 507 8270

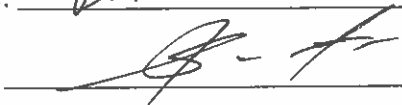
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Bimal Malla

Signature: 

Address: 4324 E Yoppa Rd

Email: ky6smalla@gmail.com

Phone (optional): _____

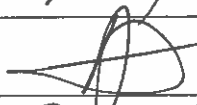
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Keith Farra

Signature: 

Address: 3000 N. Calvert St

Email: Keith.farra@gmail.com

Phone (optional): _____

Comments: Too many people, getting
over populated

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: MARK KIRBY

Signature: Mark Kirby

Address: 3024 N. CALVERT ST., APT C3, BALTIMORE MD 21218

Email: catonsvillemark@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: R. Duff

Signature: R. Duff

Address: 1535 MEDFORD Rd

Email: _____

Phone (optional): 410 243-5669

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Melanie Vazquez Arroyo

Signature: 

Address: 108 E 32nd St.

Email: mvazque9@jh.edu

Phone (optional): _____

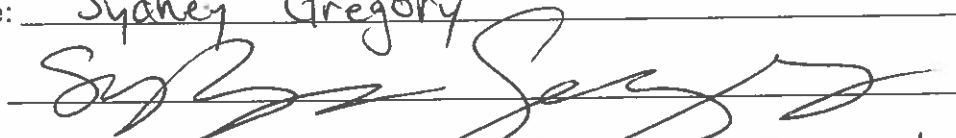
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Sydney Gregory

Signature: 

Address: 3023 Saint Paul St, Unit 3, Baltimore, MD 21218

Email: sydneygregory8@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: NESTOR ASHBERY

Signature: 

Address: 3319 SAINT PAUL ST

Email: nashbery@shy.edu

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: BILL HARVEY

Signature: Bill Harvey

Address: 2919 N. Calvert St.

Email: bharvey76@yahoo.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: David Coyle

Signature: David

Address: 3024 Barclay St. Balto., 21218

Email: dcbmore1@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Joseph Yates

Signature: 

Address: 201 E 32nd st

Email: JLLYates@gmail.com

Phone (optional): 813-394-7046


Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: DAVID RAMCHARAN

Signature: 

Address: 3100 N. CALVERT ST.

Email: DAVIDERAMCHARAN@gmail.com

Phone (optional): 718-910-9761

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Dhanvini Gudi

Signature: *Dhanvini Gudi*

Address: 3108 N Calvert St

Email: dhanvini.gudi@gmail.com

Phone (optional): 312 776 9517

Comments: A lot of us neighbors are against this

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: ROBERTO VELA

Signature: 

Address: 3120 N. CALVERT STREET, BALTIMORE, MD 21218

Email: rob@robertovela.com

Phone (optional): _____

Comments: As an immediate next-door neighbor I'm especially worried about what the construction of the foundation will do to the foundations of our home, given how the Chipotle bldg. affected neighbors.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Jonathan Bents

Signature: 

Address: 3120 N. Calvert Street, 21218

Email: jonbents@hotmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Chany Gao

Signature: 

Address: 3123 N. Calvert St

Email: gaochany@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Paul Cular

Signature: Paul Cular

Address: 3123 N. Calver⁺ St

Email: _____

Phone (optional): _____


Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Samuel Sturmer

Signature: 

Address: _____

Email: ssturmer23@gmail.com

Phone (optional): 443-465-4265

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Victoria George

Signature: Victoria George

Address: 3137 N Calvert Street

Email: vgeorge5@jh.edu

Phone (optional): 703-376-7025

Comments: We don't need more unaffordable housing.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: JANAKA SENARATHNA

Signature: *Janaka*

Address: 3131, N. CALVERT ST., APT 3, BALTIMORE, MD, 21218

Email: DMMJ.SENARATHNA@GMAIL.COM

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: CONOR JAMES

Signature: 

Address: 2410 Guilford Ave

Email: conorandrewjames@gmail.com

Phone (optional): _____

Comments: Development for the community —
Not Hopkins business!!!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Talbot Johnson

Signature: Talbot Johnson

Address: 3010 St Paul St Baltimore, MD 21218

Email: talbot.johnson@gmail.com

Phone (optional): 443-247-9208

Comments:

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Marc Elzey

Signature: *Marc*

Address: 12933 Guilford Ave #3 Balt MD 21288

Email: Elliotius@Yahoo.com

Phone (optional): _____


Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: MARTINACHE Thea

Signature: 

Address: 2831 St Paul St

Email: thea.martinache@freepf

Phone (optional): _____

Comments: it's ugly, no thank you!
no need for another building!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Stephanie Saxton

Signature: 

Address: 2445 Maryland Ave.

Email: stephsaxton1111@gmail.com

Phone (optional): 732-890-5599

Comments: I've lived in Charles Village for 17 years and am a constituent who opposes this building. It will RUIN the car and pedestrian safety. The existing apartment buildings are half empty.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: A. Coyle

Signature: 

Address: Barclay St.

Email: arcoyle@gmail.com

Phone (optional): —

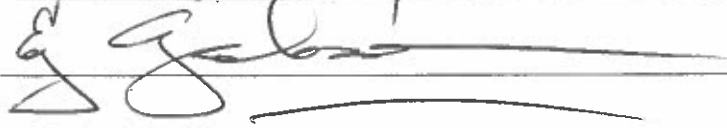
Comments: this bldg is too tall.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: EZE JACKSON

Signature: 

Address: _____

Email: eze.writer@gmail.com

Phone (optional): 443 248 7073

Comments: I'M NOT IN CHARLES VILLAGE BUT I SPEND A LOT OF TIME AND MONEY HERE. I OPPOSE THE CONSTRUCTION BUT I OPPOSE THE LACK OF COMMUNITY INVOLVEMENT MORE

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: MICHAEL CHERIGO

Signature: Michael Chirigo

Address: 3039 N. CALVERT ST. B2 21218

Email: MICHERIGOTALENT@WESTV.NET

Phone (optional): 410-889-7530

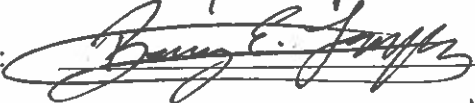
Comments: Greatly oppose 7 story building. OK with 5 story building.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Berny Lopez

Signature: 

Address: 3037 N Calvert St. Apt B1 Baltimore MD 21218

Email: lopez.9492@gmail.com

Phone (optional): _____

Comments: This wont help at all. I am against this.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Kyle Harrington

Signature: Kyle Harrington

Address: 3037 N. Calvert St. Apt B3 Baltimore MD 21218

Email: The.Harringtons19@gmail.com

Phone (optional): _____

Comments: I am opposed. This will do nothing to benefit my community.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Whitney Palmer

Signature: 

Address: 3037 B. Calvert St. Apt B1, Baltimore MD 21218

Email: Whitneyannpalmer@gmail.com

Phone (optional): _____

Comments: I've lived in the neighborhood for 6
years and love it here, but its getting
more and more crowded. We
absolutely do NOT want more of the
student housing than necessary, and it will
further distract from the low-key,
family-friendly, oasis that Charles Village
is. 7 stories is too much for our
little neighborhood, we don't want to
look like downtown! ~~and~~

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ruth Harrington

Signature: Ruth Harrington

Address: 3037 N. Calvert St Apt B3 Baltimore MD 21218

Email: The.Harringtons19@gmail.com

Phone (optional): _____

Comments: I am completely opposed.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Christie Behnam

Signature: Christie Behnam

Address: 100 E. 32nd St. Baltimore, MD 21218

Email: christiana.behnam@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: SUZANNE McNEILL

Signature: Suzanne McNeill

Address: 3215 N. Calvert St. Baltimore 21218

Email: swmcneill84@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Jonathan Anderson

Signature: *Jonathan Anderson*

Address: 3010 ST Paul ST

Email: Jonathan1018Anderson@gmail.com

Phone (optional): Don't Change.

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: JAMES G. ROONEY JR


Signature: 

Address: 3006 SAINT PAUL STREET GARDEN APT. BALTIMORE 21218

Email: JBR262@GMAIL.COM

Phone (optional): 443 928 1918

Comments: KEEP CHARLES VILLAGE HISTORICAL



March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Brook Cumor

Signature: Brook Cumor

Address: 706 E. 37th St.

Email: brookcumor@yahoo.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Chris Seby

Signature: 

Address: 2704 N. Calvert st.

Email: _____

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Eliot King

Signature: 

Address: t.s.eliotking@gmail.com

Email: 2741 Guilford Ave

Phone (optional): _____

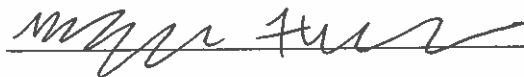
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Megan Humphrey

Signature: 

Address: Megan.humphrey20@gmail.com

Email: 3409 Greenway

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Reilly Arcellino

Signature: Reilly Arcellino

Address: 3409 Greenway Apt. 3B Baltimore MD 21218

Email: rmmccarthy732@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: MANJIT SINGH

Signature: *Manjit Singh*

Address: 3109 SAINT PAUL ST - Baltimore

Email: TECHDEALS74@gmail.com

Phone (optional): _____

Comments: Business owner

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Tim Behnam

Signature: 

Address: 100E. 32nd St.

Email: timbehnam@~~gmail~~.gmail.com

Phone (optional): 443-850-5277

Comments: 8 stories too high -
5 max!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Regina Harlig

Signature: Regina Harlig

Address: 104 E 32nd St 21218

Email: regina.harlig@gmail.com

Phone (optional): 812-320-3254

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Manika Grigore

Signature: *Manika Grigore*

Address: 3121 B Guilford Ave

Email: the.ficus@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: CAROL ANDERSON - AUSTRALIA

Signature: Carol Anderson Australia

Address: 3047 ST. PAUL ST

Email: candersonaustralia@gmail.com

Phone (optional): 443-326-1854

Comments: TOO TALL, DOES NOT FIT NEIGHBORHOOD CHARACTER. PROCESS WAS EXTREMELY FLAWED NO INFO, DISINGENUOUS/DISHONEST!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Chomi Kani-Goba

Signature: 

Address: 3121 Guilford ave

Email: Goba.Chomi@gmail.com

Phone (optional): 443 301 3283

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Jake Kohlas

Signature: 

Address: _____

Email: j.koh001@mail.goucher.edu

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: RHEA CLAUDIA NÓDEL

Signature: Rhea C Nodel

Address: 3103 ABELL AVE

Email: RHEANODEL@YAHOO.COM

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Yvonne Mathews

Signature: Yvonne Mathews

Address: 13102 Bardway

Email: yvo.math4@gmail.com

Phone (optional): _____


Comments: I oppose strongly

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Sheryl Fennimore

Signature: 

Address: 3108 Abell Ave.

Email: sherylfennimore@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Melissa Neill

Signature: Mj

Address: 3117 Guilford Ave

Email: mepi.j.neill@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Laura Howard

Signature: 

Address: 3127 Guilford Ave., Baltimore MD 21218

Email: laurajuneanderson@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ana Maria Economou

Signature: Ana Maria Economou

Address: 3211 Abell ave, Baltimore, MD, 21218

Email: economouana@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: CLAUDIA CALABRESI

Signature: *CL*

Address: 2618 ST. PAUL ST

Email: CCALABR7@JH.EDU

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Brianna Steidle

Signature: 

Address: 4 E 32nd St Baltimore MD 21218

Email: bsteidl1@jhu.edu

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Larken Gallup

Signature: 

Address: 3201 St Paul St Unit 113 Baltimore MD 21218

Email: lgallup03@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Marie Murphy

Signature: Marie Murphy

Address: 3903 Cloverhill Rd 21218

Email: mariegmurphy1@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Becky Bauer

Signature: Becky Bauer

Address: 3111 N. Calvert St

Email: becky.bauer86@gmail.com

Phone (optional): _____

Comments: no information please

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Lestene Simpkins

Signature: *Lestene Simpkins*

Address: 334 Whitridge Ave

Email: _____

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Bradley Wright

Signature: B. Wright

Address: 3111 N. Calvert St. Apt. 1

Email: bwilliamwright@gmail.com

Phone (optional): _____

Comments: Note + transparency.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: ALEX VELOZO

Signature: 

Address: 2532 Guilford Ave Baltimore MD 21219

Email: velozo.alexander@gmail.com

Phone (optional): 8 N/A

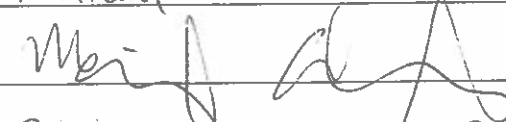
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Mainead Alexander

Signature: 

Address: 2618 St. Paul St, Baltimore, MD

Email: mainead.alexander97@gmail.com

Phone (optional): _____

Comments: Am strongly opposed to this
development.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Cynthia Schatoff

Signature: 

Address: 3037 Saint Paul St. 21218

Email: cschatoff@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Yuyi Chen

Signature: Yuyi Chen

Address: 61

Email: _____

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Sophia Geary

Signature: Sophia Geary

Address: 2 W University PKwy

Email: sophiageary7@gmail.com

Phone (optional): _____

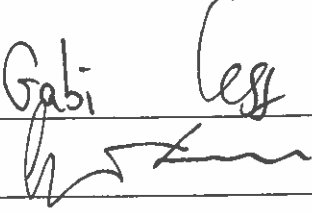
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Gabi Legg

Signature: 

Address: 9 E 37rd St, Baltimore, Md

Email: gabilegg@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: John Elijah Sims

Signature: 

Address: 3402 University Pl, Baltimore MD

Email: elisimsarc@gmail.com

Phone (optional): _____

Comments: Oakenshawe

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Layla Salomon

Signature: Layla Salomon

Address: 2 W University

Email: layla1268@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Diana Aguado

Signature: *Diana*

Address: 3027 N Calvert St

Email: daaguado1@jhu.edu

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ariana Hampton

Signature: 

Address: 3027 N Calvert Street

Email: ariana.hampton@gmail.com

Phone (optional): 317 349 2646

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Anastasia Tuntaros

Signature: 

Address: 3111 N. Calvert St.

Email: ANASTAY5@GMAIL.COM

Phone (optional): (984) 678-3132

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Doris J. Poles

Signature: *Doris J. Poles*

Address: 3024 N Calvert St. Ba

Email: vernetta25@gmail.com

Phone (optional): 443 877 3915

Comments: I am strongly opposed to this construction height. It compromises the integrity of our community as well as our way of life and convenience.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Annemarie McDonald

Signature: Annemarie McDonald

Address: ~~5024 N Calvert St Apt 106~~ 3024 N Calvert St Apt B6

Email: annemarie.jcm@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Joanne F. Cates

Signature: 

Address: 3024 N Calvert St, Baltimore MD 21218

Email: _____

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: EMILY A. PARKER

Signature: 

Address: 3024 N. Calvert St. C7, Baltimore, MD 21218

Email: e.a.parker@icloud.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Sherry Phillips

Signature: Sherry Phillips

Address: 3024 N. Calvert St, B7, Balt, MD 21218

Email: Sherphi@comcast.net

Phone (optional): _____

Comments: Please respect the residents and their opposition of this student housing project. We live here full-time and will be affected the most.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Richard V. Cook

Signature: Richard V. Cook

Address: 3024 N. Calvert St. Unit B-1, Balto. MD 21218

Email: dickcook42@gmail.com

Phone (optional): (410) 804-2819

Comments: I moved here to be part of a village. I do not see the large structure being part of this village. The large structure will make the block in question into a tunnel. No sunlight!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Karen Cook

Signature: Karen F Cook

Address: 3024 N. Calvert St, B1

Email: cookkeroof@gmail.com

Phone (optional): (410) 804-1306

Comments: 7 stories is too tall; ruins our
villeged concept. Blocks sun.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ellen S. Barnes

Signature: Ellen S. Barnes

Address: 3024 N. Calvert St. C-4, Baltimore, MD 21218

Email: ellen.barnes

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: ROSARIO RAMOS

Signature: 

Address: 3024 N CALVERT ST, APT C5

Email: rosario.ramos.788@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: DAVID A. MAHAJAN

Signature: *David Mahajan*

Address: 3024 N. CALVERT ST. C2

Email: javidmahajan@gmail.com

Phone (optional): 410-733-4998

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Bekki Johnson

Signature: Bekki Johnson

Address: 3101 St Paul St Apt 2

Email: rubyroom33@gmail.com

Phone (optional): 443-604-9170

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: William Allen Good

Signature: William A. Good

Address: 3024 N Calvert St

Email: allen.good@icloud.com

Phone (optional): _____

Comments: This will be so ugly and all the
added congestion will be horrible!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: CEDRIC AL KAZZI

Signature: 

Address: 3024 N. CALVERT ST APT #C6

Email: AZZI.CEDRIC@GMAIL.COM.

Phone (optional): 661 666 1497

Comments: Oppose greedy developers. The fabric
of the neighborhood is not negotiable.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Waylon Henry

Signature: 

Address: ~~3415~~ 810 W 36th St.

Email: Bullwjn@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Alison Cannon

Signature: 

Address: 3024 N. Calvert CI

Email: alisoncannon@gmail.com

Phone (optional): _____

Comments: We need more housing for
Baltimore residents, not
Hopkins students.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: BANNER PATTERSON

Signature: 

Address: 513 E 30TH ST

Email: bannerpatterson@gmail.com

Phone (optional): _____

Comments: This is terrible we should stand up

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Aime Leone

Signature: Aime Leone

Address: 929 E Lafayette Ave

Email: AimeLeone@Tclawd.com

Phone (optional): 442-952-1733

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name:

Ava Leone

Signature:

Ava Leone

Address:

329 east Lafayette Ave

Email:

AvaLeone@icloud

Phone (optional):

Comments:

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ken Gruz

Signature: Ken Gruz

Address: 3205 N. Calvert St.

Email: gruzken@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Rodney Henry

Signature: [Handwritten Signature]

Address: 3045 ST. PAUL ST. #1 21218

Email: RANSUNPIEMAN@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Eliza Marth

Signature: Eliza Marth

Address: 3024 N Calvert Street E1

Email: ekmarth@gmail.com

Phone (optional): 828-550-5242

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: MICHAEL FALLON

Signature: Michael Fallon

Address: 3041 ST. PAUL ST

Email: fallon@umbe.edu

Phone (optional): _____

Comments: IT SHOULD BE STUDIES
TO BE CONSISTENT WITH
THE OTHER BUILDINGS IN
THE BLOCK.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ruth FALLON

Signature: Ruth Fallon

Address: 3041 St. Paul Street

Email: RSLFallon@aol.com

Phone (optional): (410) 366-6850

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Peter Huang

Signature: P. Huang

Address: 3032 St. ~~Paul~~ Paul St. 21218

Email: pjhuangjd@gmail.com

Phone (optional): 443-695-9315

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: CHRISTOPHER MORAWSKI

Signature: 

Address: 2711 SAINT PAUL ST. APT. 5/3FL

Email: CHRISTOPHER.MORAWSKI@GMAIL.COM

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Thomas Ward

Signature: Thomas Ward

Address: _____

Email: Twliverpool1@gmail.com

Phone (optional): _____

Comments: Manager at Eddies higuers
3109 St. Paul Street
Balt, Md. 21218

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: JOHN LESSNER

Signature: JL

Address: 3030 ST PAUL ST

Email: JOHN.LESSNER3030@GMAIL.COM

Phone (optional): 501

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Brian Erickson

Signature: *Brian Erickson*

Address: 3034 St Paul St Belt MD 21218

Email: bnerickson@yaho.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: PAT McCARTY

Signature: Pat McCarty

Address: 3024 N. Colver St #C2

Email: pmccarty@gmail.com

Phone (optional): 410-733-4989

Comments: Out of Scale, design not inviting or
imaginative

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Matthew Francis-Landau

Signature: Matthew FL

Address: 3121 N Calvert St

Email: MATTHEWMATTHEWFL@GMAIL.COM

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ian Cameron

Signature: 

Address: 3043 N. Calvert ave, Apt. #A3

Email: itcameron6@gmail.com

Phone (optional): _____

Comments: I am supportive of more housing for students + young professionals but recent developments have led to higher rents simply because the buildings are being managed by large companies who are more interested in profits and will happily use the excuse that "the market is costing more and they need to stay competitive." I would support this project more if we could receive assurances that the ~~new~~ rents would be maintained at affordable rates. Additionally, the loss of a grocery store as well as the increased traffic that will result from this construction are inconvenient and concerning. I worry that this development will make Charles Village livable for college students and homeowners while renters will continue to see their rents increase.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Miriam Wanner

Signature: 

Address: 3043 N Calvert St #A2 Baltimore, MD 21218

Email: miriamsw@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Saran Postothwait

Signature: 

Address: 3041 N Calvert St Baltimore 21218

Email: _____

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Rebecca Gohn

Signature: *Rebecca Gohn*

Address: 3043 N. Calvert St. A6

Email: becgoehn@gmail.com

Phone (optional): _____

Comments: _____

Eight-story apartment building proposed for Charles Village



A preliminary rendering shows an eight-story apartment building that developers want to build in the 3100 block of Charles Village. Credit: Moseley Architects.

An eight-story apartment building anchored by a Sireets grocery store would rise in Charles Village, if the Baltimore City Council changes current zoning to allow a building that tall.

A second eight-story apartment building could potentially rise two blocks north of the first, under legislation that is expected to be introduced for City Council consideration during its current session.

IMPORTANT

Charles Village Civic Association (CVCA)

Land Use Committee

Sandy Sparks, Chair

SPECIAL ON-SITE MEETING

For All Residents and Property Owners Adjoining the

3117-21 St. Paul Street Development Site:

3100 block St. Paul Street, 3100 block N. Calvert Street

100 block E. 32nd Street & 100 block E. 31st Street

Tuesday, November 9, 4-5 PM

Charles Village Community Space next to 3117 St. Paul

Must Wear Masks and Observe Social Distancing

MCB/Workshop Development

Mixed Use Project Input

Presentation: Dick Manekin, Josh Neiman, Doug Schmidt, developers

Tom Liebel, architect

DISCUSSION

Feedback for the CVCA Land Use Committee

Special Community Meeting

Tuesday, July 25, @6PM

**Homewood Friends Meeting
3107 N. Charles Street**



**CHARLES VILLAGE
CIVIC ASSOCIATION INC.**



**Presentation of Plans for
Redevelopment**

**3121 St. Paul Street
Streets Market
Retail & Student Housing**

**Odette Ravios
14th District Council Member**

**Doug Schmidt
Workshop Development, Inc.**

**Josh Nelman
MCB Real Estate**

**Chris Mfume
CLD Real Estate**

**Tom Liebel
& Aaron Zephin
Mosley Architects**



workshop
DEVELOPMENT

dougschmidt@workshopdev.com
workshopdev.com

douglas e. schmidt
principal

**D: 443 883 8172
M: 410 804 3131**

1010 FLEET STREET | SUITE 300 | BALTIMORE MD 21202



STREETS Market

CLD PARTNERS

CHARLES VILLAGE NEIGHBORS DID YOU KNOW?

PROPOSED DEVELOPMENT

- AT THE EDDIE'S / STREETS MARKET
- BANK OF AMERICA
- AJUMA NOODLE SHOP SITES



7 ~~8~~ STORIES !!!
83 TENANTS !!!!
LIMITED PARKING !!!!!

DO YOU HAVE CONCERNS ABOUT

- BUILDING HEIGHT
- LACK OF PUBLIC INFORMATION
- NUMBER OF TENANTS
- ARCHITECTURAL CHARACTER

MEETINGS: TO BE ANNOUNCED

COUNCILWOMAN ODETE RAMOS @
BALTIMORECITY.GOV

CONTACT

DEPT OF PLANNING @ BALTIMORECITY.GOV

CHARLES VILLAGE NEIGHBORS

ARE YOU AWARE

OF DEVELOPMENT PLANS

FOR THE 3100 BLOCK OF SAINT PAUL STREET ?

INCLUDING:

Former Eddie's Market
Bank of America
Ajuma Korean Restaurant

PROPOSED PLANS:

8 - Story Building (3 stories higher than the Chipolte Building)
83 - Rental Units

IF YOU ARE CONCERNED ABOUT:

Building Height
Number of Residents
Parking
Visual Character of Charles Village

PLEASE TALK TO YOUR FRIENDS AND NEIGHBORS!

CONTACT:

Councilwoman Odette Ramos,
email address: Odette.Ramos@baltimorecity.gov

Baltimore City Department of Planning, Chris Ryer, Director
email address: deptofplanning@baltimorecity.gov

CHARLES VILLAGE NEIGHBORS

ARE YOU AWARE ?

DEVELOPMENT PLANS

FOR THE 3100 BLOCK OF SAINT PAUL STREET

INCLUDE:

Former Eddie's Market Site
Bank of America
Ajuma Korean Restaurant

MEETINGS —
MARCH 30 7:00
CVCA ZOOM
APRIL 6 7:00 IN PERSON
UNION MEM. AUDITORIUM

PROPOSED PLANS:

8 - Story Building (3 stories higher than the Chipolte Building)
83 - Rental Units

IF YOU ARE CONCERNED ABOUT:

Building Height
Number of Residents
Parking
Visual Character of Charles Village

PLEASE TALK TO YOUR FRIENDS AND NEIGHBORS!

CONTACT:

Councilwoman Odette Ramos
email address: Odette.Ramos@baltimorecity.gov

Baltimore City Department of Planning, Chris Ryer, Director
email address: deptofplanning@baltimorecity.gov

SEE: "EIGHT-STORY APARTMENT BUILDING PROPOSED FOR CHARLES VILLAGE"
IN BALTIMORE FISHBOWL 2.24.22

CHARLES VILLAGE NEIGHBORS

ARE YOU AWARE

OF DEVELOPMENT PLANS

FOR THE 3100 BLOCK OF SAINT PAUL STREET ?

INCLUDING:

Former Eddie's Market
Bank of America
Ajuma Korean Restaurant

PROPOSED PLANS:

71 - Story Building (3 stories higher than the Chipolte Building)
83 - Rental Units

IF YOU ARE CONCERNED ABOUT:

Building Height
Number of Residents
Parking
Visual Character of Charles Village

PLEASE TALK TO YOUR FRIENDS AND NEIGHBORS!

CONTACT:

Councilwoman Odette Ramos,
email address: Odette.Ramos@baltimorecity.gov

Baltimore City Department of Planning, Chris Ryer, Director
email address: deptofplanning@baltimorecity.gov

WHAT'S HAPPENING ON THE
3100 BLOCK OF ST PAUL ST?

Q. WHAT IS BEING PROPOSED?

A. SEE THE PLANS NEXT TUESDAY,
Q. WHERE?

A. FRIENDS MEETING HOUSE
ON CHARLES STREET

Q. WHEN?

A. NEXT TUESDAY - JULY 25 AT 6:30

Q. HOW TALL IS THE PROPOSED
BUILDING?

A. 7 STORIES (2 STORIES HIGHER
THAN CHIROLES)

Q. IS THAT LEGAL?

A. NO. LEGAL LIMIT IS 5 STORIES

Q. SO - WHAT'S THE DEAL?

A. DEVELOPER WOULD NEED
AT HEIGHT VARIANCE

Q. DO YOU WANT A TALL
BUILDING WITH 100+ PEOPLE?

A. ATTEND MEETING, SPEAK OUT,
CONTACT OFFICERS

April 2, 2024

Hello City Council Members -

My name is Lisa Pupa I live 2 blocks east of the 3115-3119 and 3121 St Paul development site. I am here to voice my opposition to the proposed height variance in City Council Bill #23-0433. I also represent seven other residents who live on 200 block of East 31st and my block of 3100 Guilford Ave.

As Mr Howard said on his opposition letter, "The proposed height and bulk will substantially worsen the character of this currently vibrant and charming neighborhood."

I agree. Excessive density at this location will negatively impact residential parking and will create additional congestion and traffic throughout the village.

Mr Crawford wrote, "Although we support students in our neighborhood, we have serious issues regarding expansion and encroachment over existing buildings and resources."

To illustrate this point: the alley has very poor pedestrian site lines on south side. Expanding building height will exacerbate this situation. Also, I expect the current storm water run off at this location is not designed to handle a hundred extra showers and flushes a day. I can say this with relative confidence given our block suffered a major sink hole recently due to antiquated pipes.

I agree with Mrs Howard's statement: "I support a building using the current zoning restrictions. It is disheartening to me that our council member cannot recognize the difference in kind between the east side of St Paul and the West side of St Paul between 31st and 32nd streets."

Who here would want to see a wall of apartments out of their kitchen window?

The builder purchased this land with the knowledge of our height restriction yet they consistently—and arrogantly—shared concepts out of bounds.

Myself and the residents I reference here are invested in our current community plan. We have helped define the flavor and character of Charles Village. We are the kind of people that appreciate and benefit from the work of those before us who created the Open Space. We cherish an urban space that is in touch with human scale. In touch with land, sky and nature. Not the ills of density and concrete.

Thank you for your service and thank you for your consideration. I hope you make recommendation to oppose this legislation.

Lisa Pupa
Homeowner, 3111 Guilford Avenue



March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: William F. Howard

Signature: William F. Howard

Address: 3127 Guilford Avenue, Balto. 21218

Email: bill.howard4@gmail.com

Phone (optional): _____


Comments: The zoning of this area was already changed recently, and the current C-1 should be enough. There is no reason for the extra height exception/waiver, and the proposed height and bulk will substantially worsen the character of this currently vibrant and charming neighborhood.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: TODD S. CRAWFORD

Signature: 

Address: 3129 GUILFORD AVE. BALTO., MD. 21218

Email: TCRAWFORD@MDCLAIMS.COM

Phone (optional): _____

Comments: ALTHOUGH WE SUPPORT THE STUDENTS IN OUR NEIGHBORHOOD,
WE HAVE SERIOUS ISSUES REGARDING THE EXPANSION AND
ENCROACHMENT OVER EXISTING COMMUNITY BUILDINGS
AND RESOURCES.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Deborah S. Howard

Signature: Deborah Howard

Address: 3127 Guilford Ave

Email: deborah.howard3@gmail.com

Phone (optional): _____

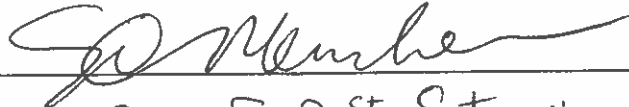
Comments: I am not against development, especially that which is TOD. I support a building using the current zoning restrictions. It is disheartening to me that our council member cannot recognize the difference in kind between the east side of St. Paul and the west side of St. Paul between 31st and 32nd streets. I hate to evoke Jane Jacobs but she would decry the two and three story homes that compose the neighborhood on the east side compared to the multi-family apartment buildings on the west side. I am recommending accordingly. Thank you

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Steve Mencher

Signature: 

Address: 220 E. 31st St #4E Baltimore 21218

Email: menschmedia@gmail.com

Phone (optional): 301-580-6722

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Rosanne Singer

Signature: Rosanne Singer

Address: 220 E. 31st St. 4E

Email: ros7c12352@aol.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Eliza Gotjen

Signature: 

Address: 3129 Guilford Ave

Email: egotjen1@jhmi.edu

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: GAGE BLAIR

Signature: Gage Blair

Address: 3109 Guilford Avenue

Email: gageelblair@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Gregory Paul

Signature: *Gregory Paul*

Address: 3100 St Paul 604

Email: gsjp1954@aol.com

Phone (optional): 443 455 0444

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Aubrey Young

Signature: *Aubrey Young*

Address: 3024 N Culvert Street Baltimore, MD

Email: aubyoung@gmail.com

Phone (optional): (443) 960-0225

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Tawni Doliveira

Signature: Tawni Doliveira

Address: 220 E 31st

Email: tawnidoliveira@sicd.com

Phone (optional): _____

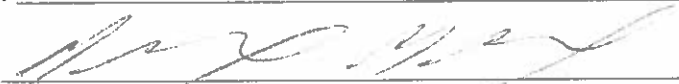
Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Michael Middleton

Signature: 

Address: 2710 Guilford Ave

Email: Michael.Middlet2023@outlook.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Yuxin Bai

Signature: Yuxin Bai

Address: 3025 Saint Paul St.

Email: yuxinbai515@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Circe Trevant

Signature: Circe Trevant

Address: 3117 N. Calvert St. Balto MD 21218

Email: Randers2015@outlook.com

Phone (optional): 240-704-0309

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Veronica Kidwell

Signature: *Veronica Kidwell*

Address: 3129 ~~N Chester St~~ N Calvert St

Email: veronica.k85@gmail.com

Phone (optional): 703 343 6671

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Jaya Hamkins

Signature: Jaya Hamkins

Address: 2834 Guilford Ave.

Email: jayahamkins@gmail.com

Phone (optional): (818) 298-5846

Comments: What the fuck bro?

Current stores are important aspects of student life, we don't need other housing options!!!

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Isabella Gonzalez

Signature: 

Address: 3129 N Calvert St, Baltimore MD 21218

Email: isagonzalez0531@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Ashley Cortes Ballen

Signature: Ashley Cortes Ballen

Address: 3129 N Calvert St, Baltimore MD 21218

Email: ashley.irinn@gmail.com

Phone (optional): _____

Comments: This is ridiculous.

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Gabriella M. Hunt

Signature: G. Hunt

Address: 3043 N. Calvert St. Apt A4

Email: gabrielhunt@gmail.com

Phone (optional): _____

Comments: please don't build this 7 story building. It's not worth destroying the aesthetic of this beautiful historic neighborhood

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Owen Miller-Dye

Signature: ~~AMM~~

Address: 3014 N Calvert Street Unit B5 MNT

Email: Owenmdye@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Adam Brudner

Signature: Adam Brudner

Address: 3018 N Calvert Street

Email: adamuskox@me.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Elise Swackhamper

Signature: Elise Swackhamper

Address: 412 E 27th Street, Baltimore MD 21218

Email: swackhe@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: DAVID LAMME

Signature: *David Lamme*

Address: 3109 N. Calvert

Email: dnlamme@gmail.com

Phone (optional): _____

Comments: _____

March 30, 2024

ST. PAUL NEIGHBORS

I am a resident of Charles Village and strongly oppose the proposed construction of a 7-story student housing building on the corner of 32nd and St Paul Streets (the location of the former Eddie's Market, Bank of America, and Ajuma Noodle Shop).

Printed Name: Jillian Kelly

Signature: 

Address: 3103 W Colvert Apt 3

Email: jillk11513@gmail.com

Phone (optional): _____

Comments: _____

Economic and Community Development Committee

23-0433

**Planned Unit Development - Amendment -
North Charles Village**

Additional Materials

**AMENDMENTS TO COUNCIL BILL 23-0433
(1st Reader Copy)**

By: Department of Planning
{To be offered to the Economic and Community Development Committee}

Amendment No. 1

On page 1, in line 14, strike “sounth” and substitute “south”.

Amendment No. 2

On page 2, in line 11, strike “October 2023” and substitute “December 2023”; and, strike the accompanying “Sheet 3, ‘Illustrative Preliminary Build-Out Plan’ dated October 2023” in its entirety and substitute with the attached “Sheet 3, ‘Illustrative Preliminary Build-Out Plan’ dated December 2023”.



MEMORANDUM

To: Baltimore City Council Committee on Economic and Community
Development
From: Caroline L. Hecker
CC: MCB Charles Village LLC
Date: April 2, 2024
Re: **City Council Bill #23-0433**
Planned Unit Development – Amendment – North Charles Village

The Applicant, MCB Charles Village LLC, submits the following proposed findings of fact in connection with the proposed amendment to the North Charles Village Planned Unit Development (the “PUD”), originally enacted as City Council Ordinance No. 03-639 and amended by Ordinance 07-629.

Pursuant to Art. 32, § 13-203(a)(1), in approving a PUD, the City Council must consider the conditional use standards of §§ 5-405 and 5-406, which provide that the City Council may not approve a conditional use unless it finds the following:

- 1. The establishment, location, construction, maintenance or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;***

The proposed PUD amendment authorizes an increase in building height in one block of the PUD, which will permit the construction of a 7-story mixed-use building that will include a grocery store on the first floor and student housing above. This amendment will be beneficial to public health, safety, and welfare because it will allow the neighborhood to retain a grocery store, facilitate the construction of a modern building with sustainable design features, and improve the public spaces surrounding the property with enhanced landscaping and pedestrian-scale amenities.

- 2. The use would not be precluded by any other law, including an applicable Urban Renewal Plan;***

The proposed PUD amendment is not precluded by any other law, and the project is not located within an Urban Renewal Area.

- 3. The authorization would not be contrary to the public interest; and***

The project enjoys support from local residents and community organizations including the Charles Village Civic Association. **Exhibit 8.**

4. *The authorization would be in harmony with the purpose and intent of the Code.*

The proposed PUD amendment supports the stated purposes of the Code to “preserve and enhance the value of structures, communities, and neighborhoods,” and “to preserve, protect, and promote the City’s employment base.” Art. 32, § 2-101. The construction of a student housing building will create an opportunity for local university students to enjoy off-campus living without intruding into the local residential community, which will be beneficial both to the students and to residents of those communities. In addition, the retention of a grocery store in Charles Village will retain jobs and preserve a neighborhood amenity.

In addition, the City Council is required to consider the following, where appropriate:

1. *The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;*

The proposed PUD amendment will increase the permitted height in one block of the PUD as shown on the revised Illustrative Preliminary Build-Out Plan in a manner that is consistent with existing development in the vicinity. Other buildings in the immediately surrounding blocks range from 5 to 12 stories. **Exhibit 2.**

2. *The resulting traffic patterns and adequacy of proposed off-street parking and loading;*

The proposed PUD amendment will allow the redevelopment of the subject property in a manner that improves traffic circulation around the building and loading for the grocery store by widening the alley in the rear (Hargrove Street). **Exhibit 3.**

3. *The nature of the surrounding area and the extent to which the proposed use might impair its present or future development;*

The proposed redevelopment is consistent with existing uses in the area and will not impair present or future development. Additional student housing options and a grocery store are assets to the community, and the redevelopment of the subject parcel will not impede the development of any other property. **See Exhibit 2.**

4. *The proximity of dwellings, churches, schools, public structures, and other places of public gathering;*

The PUD currently includes hundreds if not thousands of residential dwelling units that will benefit from the retention of the grocery store. In addition, the proposed improvements to the pedestrian experience along St. Paul Street and the new publicly accessible plaza adjacent to the building will be important amenities to increase the number of places for public gathering within the PUD. **Exhibit 4.**

5. *Accessibility of the premises for emergency vehicles;*

By widening the alley in the rear of the property, the project will allow better access for emergency vehicles from what exists today. **See Exhibit 3.**

6. *Accessibility of light and air to the premises and to the property in the vicinity;*

The proposed structure has been modified significantly to reduce its height and pull back from the edge of the property at the corners in order to minimize its impact on light and air to surrounding properties. Importantly, the Applicant is only seeing an increase of 10' above the permitted height in the C-1 Zoning District. The proposed 10' increase in height will not have a material impact on surrounding property owners beyond what would be created by a project without the proposed height increase. **Exhibit 5; Exhibit 6.**

7. *The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;*

The proposed building has been reviewed by the Site Plan Review Committee for compliance with all utility, access, drainage, and other technical requirements of the Code.

8. *The preservation of cultural and historic landmarks and structures;*

There are no cultural or historic landmarks or structures located on the subject property.

9. *The character of the neighborhood;*

The proposed building, including the increased height, is compatible with existing structures and uses within the surrounding neighborhood.

10. *The provisions of the City's Comprehensive Master Plan;*

The proposed PUD amendment is consistent with the City's Live-Earn-Play-Learn Master Plan, including the specific goals of "elevating the design and quality of the City's built environment," and "strengthening identified growth sectors."

11. *The provisions of any applicable Urban Renewal Plan;*

The PUD is not located within an Urban Renewal Area.

12. *All applicable standards and requirements of this Code;*

The PUD amendment complies with all applicable requirements of the Code.

13. *The intent and purpose of this Code; and*

The PUD amendment is consistent with the stated purposes of the Code to "preserve and enhance the value of structures, communities, and neighborhoods," "to preserve, protect, and promote the City's employment base." Art. 32, § 2-101.

14. *Any other matters considered to be in the interest of the general welfare.*

For all of these reasons, the Council should approve the proposed PUD amendment.

The City Council must also consider the following additional factors under § 13-203(a)(2):

- 1. Whether the PUD is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed PUD;***

The PUD and the proposed amendment conform to the Comprehensive Master Plan, including the specific goals of “elevating the design and quality of the City’s built environment,” and “strengthening identified growth sectors.” Additionally, the proposed PUD amendment is consistent with other development in the vicinity. ***See Exhibit 2.***

- 2. Whether the PUD will preserve unusual topographic or natural features of the land, and the design of the PUD will best utilize and be compatible with the topography of the land;***

While there are no noteworthy topographic or natural features of the subject property, the proposed PUD amendment will allow the redevelopment of the site in a manner that is compatible with the existing topographic conditions.

- 3. Whether the physical characteristics of the PUD will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;***

The proposed PUD amendment will have minimal adverse impact on any adjacent areas. The surrounding area has already been redeveloped, and the purpose of the PUD amendment is to allow the redevelopment of a parcel that was not slated for redevelopment at the time the PUD was initially created over 20 years ago. The proposed project is designed to be compatible with existing development along the St. Paul Street corridor. ***See Exhibit 2.***

- 4. Whether the PUD will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulation; and***

The PUD amendment will allow the redevelopment of the property in a manner that incorporates sustainable design features and will result in a significant reduction in impervious surface on the site.

- 5. Whether the PUD is compatible with any nearby industrial district.***

There are no industrial districts located in the vicinity of the site.

Upon consideration of these factors, the City Council must find the following:

- 1. The use is compatible with the surrounding neighborhood;***

The proposed uses within the PUD generally are consistent with the underlying zoning and other existing uses within the PUD and the surrounding neighborhood. Providing additional student housing options in close proximity to Johns Hopkins University will help reduce the impact of students on the surrounding community, and the retention of the grocery store is an amenity to all neighborhood residents. **See Exhibit 2.**

2. *The use furthers the purpose of the proposed classification; and*

The proposed uses are consistent with the underlying C-2 zoning, which permits student housing and retail goods establishments by right.

3. *The PUD master plan ensures that there will be no discordance with existing uses.*

Existing uses within the PUD were established pursuant to the former zoning code, but the proposed use is consistent both with the uses permitted under the PUD and the uses permitted by the underlying zoning. **See Exhibit 2.**

Finally, in order to approve an exception from the district regulations, the City Council must consider whether the exception will:

1. *Enhance the overall merit of the PUD;*

The modest increase in height that the PUD amendment will permit on this block will allow the redevelopment of a parcel that was not originally contemplated for redevelopment when the PUD was adopted over 20 years ago. The redevelopment of this parcel will be an overall benefit to the PUD as a whole, as demonstrated by the enthusiastic support the project has received from the original sponsor of the PUD, the Charles Village Civic Association. **Exhibit 8.**

2. *Promote the objectives of both the City and the development;*

The objectives of the City and the development are aligned in this PUD amendment, as the creation of student housing and the retention of the grocery store will promote stability in the neighborhood.

3. *Enhance the quality of the design of the structures and the site plan;*

The additional height proposed on this site will allow the project to incorporate heightened sustainability features and improve the public spaces around the site. Notably, the location of trash rooms in the interior of the building will improve conditions around the site by removing dumpsters from the alley and reducing the impact of vermin.

4. *Enable the development to offer environmental and pedestrian amenities;*

The project will reduce the impervious surface on the site by 50% from what currently exists. In addition, the creation of outdoor seating areas along St. Paul Street and the

public plaza adjacent to the site will be a significant improvement from existing conditions. **See Exhibit 4.**

5. *Not cause such an adverse impact on neighboring property so as to outweigh the benefits of the development;*

Great care has been taken to ensure that the proposed development minimizes any adverse impact on adjacent properties. Extensive study has been undertaken to design the building in a sensitive manner, and shade studies have been completed to illustrate the impact of the proposed structure on adjacent properties. **Exhibit 6; Exhibit 7.** The proposed 10' increase in height beyond what would be permitted will not create any materially different impact on surrounding property than a by-right project would.

6. *Not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or the flow of traffic;*

By widening the alley in the rear of the site, the development will improve traffic circulation and loading for the grocery store. **See Exhibit 3.**

7. *Be compatible with the land use policies of the Comprehensive Master Plan;*

The proposed uses are compatible with the policies of the City's Master Plan by providing additional housing and employment opportunities within the PUD.

8. *Provide a substantial public benefit to the City; and*

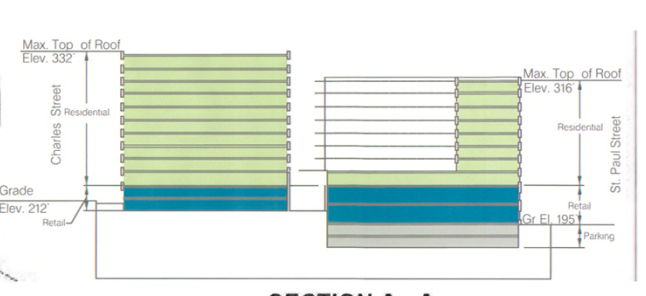
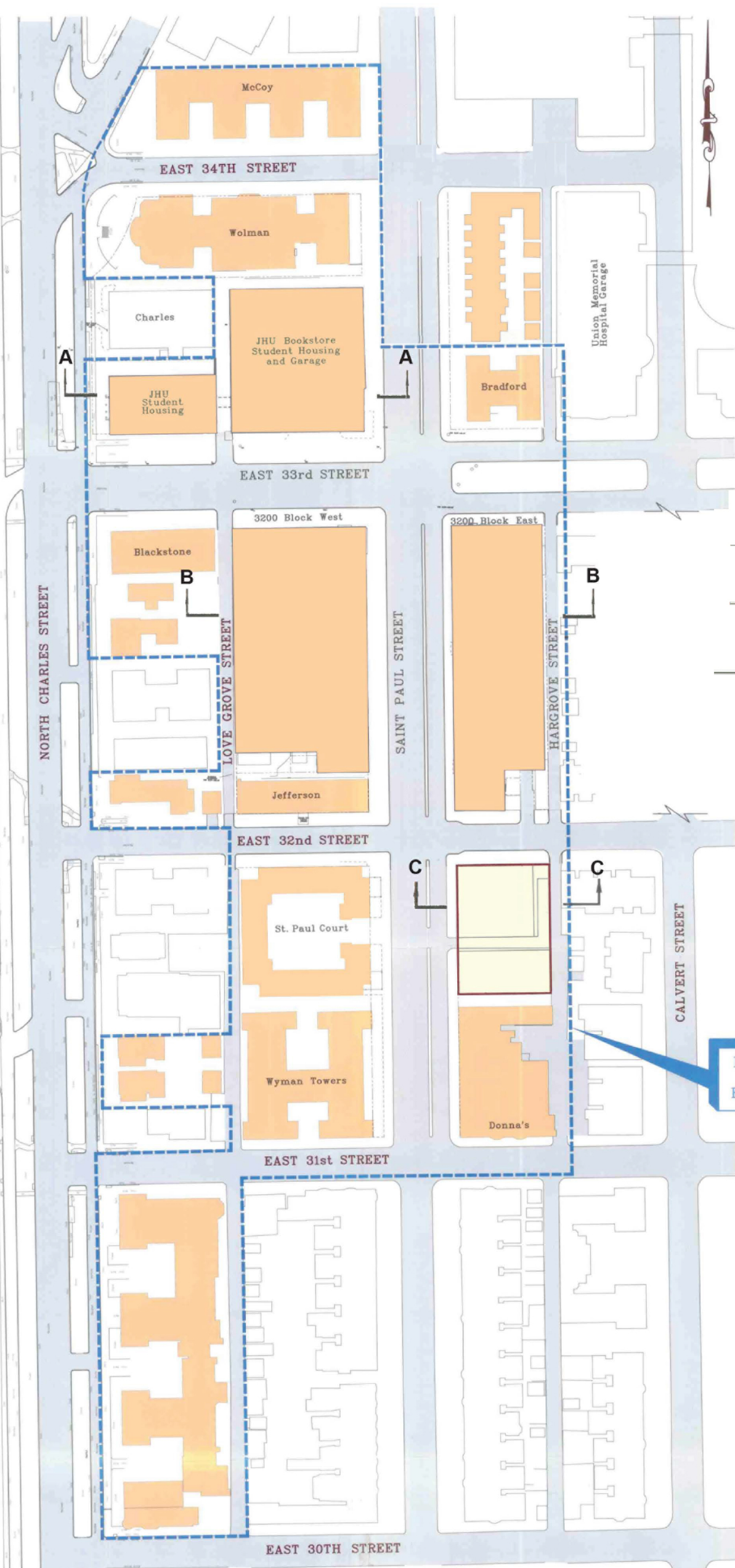
The proposed amendment will result in several substantial public benefits to the City:

- Retention of a grocery store in Charles Village
- Widened alley to allow better circulation and loading
- Internal trash rooms to remove dumpsters from alley
- Implementation of sustainable design features
- Enhanced bike parking, reduced street parking
- Improved public spaces including outdoor seating area and public plaza

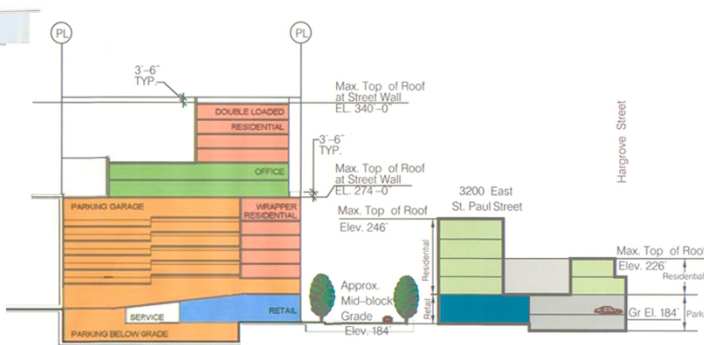
9. *Allow uses that predominantly match or are compatible with uses allowed in the underlying zoning district and the zoning districts of adjacent properties.*

The proposed uses are permitted by right in the underlying district and are consistent with existing development in the vicinity of the site. **See Exhibit 2.**

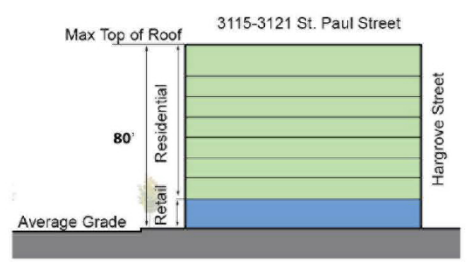
For all of these reasons, the City Council should approve the PUD amendment, including the exception to permit additional height on the subject parcel.



SECTION A - A
Not to Scale



SECTION B - B
Not to Scale



SECTION C - C
Not to Scale

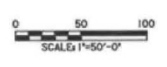
PROPOSED PUD BOUNDARY

_____	_____
MAYOR	DATE
_____	_____
COUNCIL PRESIDENT	DATE

Notes:
Maximum top of roof elevations do not include penthouses for mechanical rooms, cooling towers and or any required mechanical space or equipment.
Cross sections are shown for general information only and are subject to change.

- Notes:**
- The Build-Out Plan is to illustrate the building height and massing limitations. The final architectural and site design for each building and structure is subject to the Planning Commission for approval.
 - The unused permitted floor area ratio (FAR) and unused permitted number of dwelling units in the 3200 Block of St. Paul Street, east and west side ("3200 St. Paul Project") and the JHU properties consisting of Area G, McCoy, Wolman and Bradford Buildings ("JHU Project") may be transferred within buildings within each Project, provided that the aggregate permitted FAR and permitted number of dwelling units for each Project is not exceeded.

LEGEND
 EXISTING BUILDINGS TO REMAIN
 FUTURE BUILDING FOOTPRINT
 PROPOSED LIMIT PUD BOUNDARY



NORTH CHARLES VILLAGE PUD

ILLUSTRATIVE PRELIMINARY BUILD- OUT PLAN



CHARLES VILLAGE

CIVIC ASSOCIATION INC.

August 7, 2023

The Honorable Odette Ramos
City Council Representative, 14th District
City Hall, Room 505, 100 Holliday Street
Baltimore, MD 21202
Odette.Ramos@baltimorecity.gov

RE: 3115-21 St. Paul Street Retail/Student Apartments Development,
C-1 in North Charles Village PUD
Support NCV PUD Major Amendment to Increase Height to 80 Feet

Dear Councilperson Ramos,

Since September 2021, the Charles Village Civic Association (CVCA) Land Use Committee has collaborated with WorkShop, Inc.; Development, MCB Real Estate, LLC; CLD Partners; and Moseley Architects to develop plans from early concepts through extensive project revisions reflecting community input meetings throughout the planning process. The developers researched the most attractive university student apartment format (1-2 bedrooms) and set back the building line 5-feet on the Hargrove alley to allow more efficient utilities, maintenance and delivery operations. New plans increased set-backs on upper floors to lighten the height impact on all elevations. Importantly, the development retail maintains a small-scale local grocery store, STREETS Market, in the former Eddie's location since the 1950s.

On July 25, CVCA sponsored a Special Community Input Meeting for presentation of the new plans that lowered the building one floor to 80 feet. The two-hour meeting allowed the audience of 70 people to ask questions of the developers and architects. The response was positive with only a few still not wanting increased height at that location, understanding that 68-feet is the established height in a C-1 District.

The Charles Village Civic Association supports the request by the developers for a Major Amendment to increase the height of the new 3115-21 Retail/Student Apartments Development to 80 feet. The Land Use Committee looks forward to working with the developers as their plans proceed through Baltimore City design approvals, building permits and construction planning.

Sincerely,

George Helfrich, President
president@charlesvillage.net

cc: Doug Schmidt, WorkShop, Inc.
Josh Neiman, MCB Real Estate, LLC
Chris Mfume, CLD Partners
Tom Liebel, FAIA, LEED Fellow, Moseley Architects

CVCA Officers

President:	George Helfrich	president@charlesvillage.net
Vice-President:	Paul Weber	
Treasurer:	Rich Walther	
Recording Secretary:	Meagan Baco	
Membership Secretary:	Janice Davis	membership@charlesvillage.net

www.charlesvillage.net

Like us on FB: Charles Village Life

CVCA Board Members

Bryan Beverly	Keith Harris	David Lascu	Gina Lofaro	Lindsay Miller
Sandy Sparks	John Spurrier	Beth Tohn		



CHARLES VILLAGE
CIVIC ASSOCIATION INC.

March 28, 2024

The Honorable Sharon Middleton, Chair
Economic and Community Development Committee
City Hall, 5th Floor, Baltimore, MD 21202
sharon.middleton@baltimorecity.gov

Re: CC Bill 23-0432 Rezoning 3301 St. Paul Street & 3311–27 St. Paul Street to C-1 from R-8

In 1996, the North Charles Village PUD was established following recommendations in the Greater Charles Village Master Plan to enhance the community retail area along St. Paul Street. Success of the Charles Village retail district is attributable to the transformation of the original R-8, 9 and 10 Zoning in the PUD District to Commercial Zoning C-1. During the 2014–17 Transform Baltimore Zoning Code legislative process, the Charles Village Civic Association highly recommended rezoning the adjacent 3300 block eastside St. Paul Street to C-1.

To correct this particular lapse in alignment with the City Zoning Code (Transform Baltimore) adopted in 2018, CC Bill 23-0432 will rezone the east side of the 3300 block St. Paul Street to C-1 from R-8. Commercial C-1 classification will allow the two-story 1920s brick rowhouses to be converted to commercial uses at the owners’ discretion. At last, C-1 zoning will extend the success of the Charles Village Retail Center north of 33rd Street and offer retailing opportunities for small local businesses in these row houses similar to Hampden’s W. 36th Street. In addition, changing the JHU Bradford Apartment Building, 3301 St. Paul Street, to C-1 will allow more flexibility in usage for the 100-year-old traditional retail spaces in the basement.

The Charles Village Civic Association strongly supports the approval of CC Bill 23-0432.

Sincerely,

Kevin Macartney, President

- cc: City Council Representative Odette Ramos, District 14
- Chris Ryer, City Planning Department
- Al Barry, AB Associates for 3300 block St. Paul Street property owners
- Chris (Harkesh) Sharma
- Caroline Hecker, Rosenberg Martin Greenberg
- Sandy Sparks, Chair, CVCA Land Use Committee & NCVPOD Design Review Committee

CVCA Officers

President:	Kevin Macartney	charlesvillagecivicassoc@gmail.com
Vice-President:	Bryan Beverly	cvcavicepresident@charlesvillage.net
Treasurer:	David Lascu	cvcatreasurer@charlesvillage.net
Recording Secretary:	Meagan Baco	secretary@charlesvillage.net
Membership Secretary:	Janice Davis	membership@charlesvillage.net

www.charlesvillage.net
Like us on FB: Charles Village Life

CVCA Board Members

Monica Boulter	Keith Harris	Gina Lofaro	Sandy Sparks
John Spurrier	Beth Tohn	Paul Weber	



CHARLES VILLAGE CIVIC ASSOCIATION INC.

March 28, 2024

The Honorable Sharon Middleton, Chair
Economic and Community Development Committee
City Hall, 5th Floor, Baltimore, MD 21202
sharon.middleton@baltimorecity.gov

Re: CC Bill 23-0433 amend the North Charles Village PUD to modify the allowable height up to 80 feet for the C-1 development at 3115–3119 Saint Paul Street, 3121 Saint Paul Street

Following recommendations in the Greater Charles Village Master Plan, the North Charles Village PUD (est. 1996) successfully continues adding community retail area along St. Paul Street and enhancing the surrounding quality of life. The CVCA Land Use and NCV PUD Design Review Committees offered constructive input at numerous planning meetings for the proposed retail/residential development at 3115–21 St. Paul Street, replacing the 1920s Eddie’s Market and 1960s Bank of America Building.

This new development requires additional height up to 80 feet in order to accommodate both the first-floor retail and 7 floors above for apartments especially designed for Johns Hopkins University students. A 5-foot setback in Hargrove Street will allow better access for deliveries, trash removal and entrance to the basement garage. To soften the 80 foot-height on all four sides, Mosely Architects created handsome upper-story set-backs for the high-quality brick structure (see PDF attached). The streetscape on St. Paul and 32nd Street will welcome pedestrians to the retail stores. Building management will also maintain the Charles Village community right-away space between 3115 and 3117 St. Paul.

The Charles Village Civic Association strongly supports the approval of CC Bill 23-0433.

Sincerely

Kevin Macartney, President

cc: City Council Representative Odette Ramos, District 14
Chris Ryer, City Planning Department
Doug Schmidt, WorkShop Development
Chris Mfume, The Civic Group
Caroline Hecker, Rosenberg Martin Greenberg
Sandy Sparks, Chair, CVCA Land Use Committee & NCV PUD Design Review Committee

CVCA Officers

President:	Kevin Macartney	charlesvillagecivicassoc@gmail.com
Vice-President:	Bryan Beverly	cvcavicepresident@charlesvillage.net
Treasurer:	David Lasco	cvcatreasurer@charlesvillage.net
Recording Secretary:	Meagan Baco	secretary@charlesvillage.net
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John Spurrier	Beth Tohn	Paul Weber	

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND

THE DAILY RECORD

Affidavit of Publication

To: Office of Council Services - Odette Ramos
100 Holliday St, Fl 4
Baltimore, MD, 212023427

Re: Legal Notice 2589494,
PUBLIC HEARING ON BILL NO. 23-0433

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 03/12/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 23-0433

The Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, April 2, 2024 at 2:01 p.m. to conduct a public hearing on City Council Bill No. 23-0433. The Committee will conduct the hearing virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.

23-0433 Planned Unit Development - Amendment - North Charles Village

For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

BY authority of

Article - Zoning

Section 5-201(a) and Title 13, Subtitles 3 and 4

Baltimore City Revised Code

(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Odette Ramos Council Member 14th District Baltimore City Council

For more information, contact Committee Staff at (410) 396-1091.

Sharon Green Middleton
Chair

mhl@2589494

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
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Atlanta, GA 30374-5929

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Invoice Date 03/12/2024
Customer Office of Council Services,
Payment Terms Net 30
Due Date 04/11/2024

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Odette Ramos
Office of Council Services
100 Holliday St Fl 4
Baltimore MD 212023427

ADVERTISER

Office of Council Services, ID: 44646
100 Holliday St Fl 4
Baltimore MD 212023427

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007275227	The Daily Record (BLT) - Public Notice	03/12/24		Legal - Government	1	Legal - Government
Subtotal						\$145.58
Tax						\$0.00
Credits						\$0.00
BALANCE DUE						\$145.58

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IOID: 2589494
Index: Government - Baltimore City
Category: Baltimore City
Affidavit Reference: PUBLIC HEARING ON BILL NO. 23-0433

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**Rosenberg
Martin
Greenberg** LLP

Maggie Giordano, Paralegal
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.4987 | F: 410.727-1115
mgiordano@rosenbergmartin.com

March 15, 2024

VIA FIRST CLASS MAIL

MCB Charles Village LLC
1010 Fleet Street, Suite 300
Baltimore, Maryland 21202

**Re: Baltimore City Council
Public Hearing on Bill No. 23-0433
Your Property: 3121 St. Paul Street, Baltimore, MD 21218**

Dear Property Owner:

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 23-0433

The Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, April 2, 2024 at 2:01 p.m. to conduct a public hearing on City Council Bill No. 23-0433. The Committee will conduct the hearing virtually through Webex. Information on how the public can participate in the hearing will be available at: <https://baltimore.legistar.com/Calendar.aspx>.

23-0433 Planned Unit Development - Amendment - North Charles Village

For the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

BY authority of
Article - Zoning
Section 5-201(a) and Title 13, Subtitles 3 and 4
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: Odette Ramos Council Member 14th District Baltimore City Council
For more information, contact Committee Staff at (410) 396-1091.

SHARON GREEN MIDDLETON, Chair

Very truly yours,

Maggie Giordano



**Rosenberg
Martin
Greenberg** LLP

Maggie Giordano, Paralegal
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.4987 | F: 410.727-1115
mgiordano@rosenbergmartin.com

March 15, 2024

VIA FIRST CLASS MAIL

MCB Charles Village LLC
2701 N. Charles Street, Suite 404
Baltimore, Maryland 21218

**Re: Baltimore City Council
Public Hearing on Bill No. 23-0433
Your Property: 3115 St. Paul Street, Baltimore, MD 21218**

Dear Property Owner:

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 23-0433

The Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, April 2, 2024 at 2:01 p.m. to conduct a public hearing on City Council Bill No. 23-0433. The Committee will conduct the hearing virtually through Webex. Information on how the public can participate in the hearing will be available at: <https://baltimore.legistar.com/Calendar.aspx>.

23-0433 Planned Unit Development - Amendment - North Charles Village

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NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: Odette Ramos Council Member 14th District Baltimore City Council
For more information, contact Committee Staff at (410) 396-1091.

SHARON GREEN MIDDLETON, Chair

Very truly yours,

Maggie Giordano



**Rosenberg
Martin
Greenberg**_{LLP}

25 South Charles Street
21st Floor
Baltimore, MD 21201-3305



MCB Charles Village LLC
1010 Fleet Street, Suite 300
Baltimore, Maryland 21202



**Rosenberg
Martin
Greenberg**_{LLP}

25 South Charles Street
21st Floor
Baltimore, MD 21201-3305



MCB Charles Village LLC
2701 N. Charles Street, Suite 404
Baltimore, Maryland 21218

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [3/2/2024]

City Council Bill No.: 23-0433



(Place a picture of the posted sign in the space below.)

Address: East 32nd ST Hargrove Street Frontage

Date Posted: March 2, 2024

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

Telephone: 443-629-3411

-
- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: [3/2/2024]

City Council Bill No.: 23-0433



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