



**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

July 30, 2024

2:00 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

24-0542

REZONING - 3701-3733 TOWANDA AVENUE

CITY COUNCIL COMMITTEES

ECONOMIC AND COMMUNITY DEVELOPMENT (ECD)

Sharon Green Middleton, Chair
John Bullock – Vice Chair
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Anthony Leva (410-396-1091)

WAYS AND MEANS (W&M)

Eric Costello, Chair
Kristerfer Burnett
Ryan Dorsey
Danielle McCray
Sharon Green Middleton
Isaac “Yitzy” Schleifer
Robert Stokes
Staff: Marguerite Currin (443-984-3485)

PUBLIC SAFETY AND GOVERNMENT OPERATIONS (SGO)

Mark Conway – Chair
Kristerfer Burnett
Zeke Cohen
Erick Costello
Antonio Glover
Phylicia Porter
Odette Ramos
Staff: Anthony Leva (410-396-1091)

FINANCE AND PERFORMANCE (FP)

John Bullock, Chair
Eric Costello, Vice Chair
Isaac “Yitzy” Schleifer
Danielle McCray
Phylicia Porter
Staff: Marguerite Currin (443-984-3485)

COMMITTEE OF THE WHOLE (COW)

President Nick Mosby, Chair
All City Council Members
Staff: Larry Greene (410-396-7215)

EDUCATION, WORKFORCE, AND YOUTH (EWY)

Robert Stokes – Chair
John Bullock
Zeke Cohen
Antonio Glover
Sharon Green Middleton
Phylicia Porter
James Torrence
Staff: Deontre Hayes (410-396-1260)

HEALTH, ENVIRONMENT, AND TECHNOLOGY (HET)

Danielle McCray – Chair
John Bullock
Mark Conway
Ryan Dorsey
Phylicia Porter
James Torrence
Isaac “Yitzy” Schleifer
Staff: Deontre Hayes (410-396-1260)

RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)

Isaac “Yitzy” Schleifer, Chair
Kristerfer Burnett
Mark Conway
Eric Costello
Sharon Green Middleton
Odette Ramos
James Torrence
Staff: Richard Krummerich (410-396-1266)

LEGISLATIVE INVESTIGATIONS (LI)

Eric Costello, Chair
Sharon Green Middleton, Vice Chair
Isaac “Yitzy” Schleifer
Robert Stokes
Danielle McCray
Staff: Marguerite Currin (443-984-3485)



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 24-0542

Rezoning – 3701-3733 Towanda Avenue

Sponsor: Vice President Middleton

Introduced: May 16, 2024

Purpose:

FOR the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

BY amending
 Article - Zoning
 Zoning District Maps
 Sheet 23
 Baltimore City Revised Code
 (Edition 2000)

Effective: The 30th day after date it is enacted

Agency Reports

City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Dept of Planning	Favorable
Baltimore Development Corporation	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Parking Authority	Favorable

Analysis



Current Law

Article 32 – Zoning, Zoning District Map Sheet 64; Baltimore City Revised Code (Edition 2000). Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

Bill Summary

If enacted this bill would change the zoning of the properties known as 3701-3733 Towanda Avenue from R-6 to C-1 zoning designation.

According to the letter of support from the community association and applicants - this updated designation would allow the applicant to build housing and a wellness center to support The Gillis Memorial Grand Family Apartments (GFA) project. The housing would be a multigenerational project and the wellness center would be in partnership with several local organizations such as the Mt. Washington Pediatric Hospital & University of Maryland Medical System to support the residents of the GFA.

The area of the city is governed by the Park Heights Urban Renewal Plan (URP) – but the Department of Planning finds that this change in designation is not prohibited by the URP. There is also a note that the area is located in the Park Heights Master Plan area which identifies new housing and health care resources as needed in the community.

The applicant believes that there has been a significant change in the character of the neighborhood. The population of the area has shrunk and there has been significant investment in other areas of the community nearby. This change would bring this part of the community more in line with the areas receiving more resources and development and bring needed amenities and resources to the area.

Additional Information

Fiscal Note: Not Available

Information Source(s): 24-0542 1st Reader, Agency Reports, Zoning Code

Analysis by: Tony Leva Direct Inquiries to: 410-396-1091

Analysis Date: July 24, 2024

CITY OF BALTIMORE
COUNCIL BILL 24-0542
(First Reader)

Introduced by: Councilmember Middleton

At the request of: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202

Telephone: (512) 536-0763

Introduced and read first time: May 16, 2024

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 3701-3733 Towanda Avenue

FOR the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

BY amending

Article - Zoning

Zoning District Maps

Sheet 23

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 23 of the Zoning District Maps is amended by changing from the R-6 Zoning District to the C-1 Zoning District the properties known as 3701-3733 Towanda Avenue, as further specified below, and as outlined in red on the plat accompanying this Ordinance.

3701 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 29
3703 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 30
3705 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 31
3707 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 32
3709 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 33
3711 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 34
3713 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 35
3715 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 36
3717 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 37
3719 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 38
3721 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 39
3723 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 40

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

Council Bill 24-05432

1	3725 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 41
2	3727 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 42
3	3729 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 43
4	3731 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 44
5	3733 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 45

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

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

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

AGENCY REPORTS

24-0542

**REZONING - 3701-3733
TOWANDA AVENUE**



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner <i>Theo Ngongang Ouandji</i>
DATE	July 30, 2024
SUBJECT	24-0542 Rezoning - 3701-3733 Towanda Avenue

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

7/30/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0542 Rezoning - 3701-3733 Towanda Avenue for the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 24-0542 would rezone the properties known as known as 3701-3733 Towanda Avenue from the R-6 Zoning District to the C-1 Zoning District.

DHCD Analysis

At its regular meeting of June 20, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the applicants are interested in consolidating the referenced properties and redeveloping the land for use as a multifamily “grandfamily” building (i.e. multi-generational living), with some accessory offices or medical facilities and that such a development would provide a new and necessary form of housing needed in Park Heights.

This Bill does not have an operational or fiscal impact on DHCD and the properties are not located within any of our agency’s Streamlined Code Enforcement Areas or Community Development Zones but are located within the Park Heights Impact Investment Area. DHCD does not foresee any negative impacts resulting from the approval of this Bill as the rezoning

may potentially offer new housing and healthcare opportunities for both Park Heights and the surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0542.

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



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

July 15, 2024

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

Re: City Council Bill 24-0542 - Rezoning – 3701-3733 Towanda Avenue

Dear President and City Council Members:

The Law Department reviewed City Council Bill 24-0542 for form and legal sufficiency. The bill changes the zoning for the properties known as 3701-3733 Towanda Avenue from the R-6 Zoning District to the C-1 Zoning District. The bill would take effect on the 30th day after its enactment.

The owner of the Towanda Avenue properties is the Mayor and City Council of Baltimore. The properties are part of a redevelopment project in the Park Heights neighborhood that plans to build multigenerational housing for grandparents caring for minor children. The subject properties would be the site of a primary and pediatric Wellness Center to provide health care to the residents of the multigenerational housing and the surrounding community.

The Mayor and City Council may permit a piecemeal rezoning *only if* it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. MD Land Use Art., § 10-304(b)(2); Baltimore City Code, Art. 32, §§ 5-508(a) and (b)(1).

The “change-mistake” rule is a rule of the either/or type. The “change” half of the “change-mistake” rule requires that, in order for a piecemeal Euclidean zoning change to be approved, there must be a satisfactory showing that there has been significant and unanticipated change in a relatively well-defined area (the “neighborhood”) surrounding the property in question since its original or last comprehensive rezoning, whichever occurred most recently. The “mistake” option of the rule requires a showing that the underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect. In other words, there must be a showing of a mistake of fact. Mistake in this context does not refer to a mistake in judgment.

Mayor and Council of Rockville v. Rylyns Enterprises, Inc., 372 Md. 517, 538 (2002).

Legal Standard for Change

“It is unquestioned that the City Council has the power to amend its City Zoning Ordinance whenever there has been **such a change in the character and use of a district** since the original enactment that the **public health, safety, morals, or general welfare would be promoted** by a change in the regulations.” *Cassel v. Mayor and City Council of Baltimore*, 195 Md. 348, 354 (1950) (emphasis added). The Mayor and City Council must find facts of a substantial change in the character and the use of the district since the comprehensive rezoning of the property on June 5, 2017, and that the rezoning will promote the “public health, safety, morals, or general welfare” and not merely advantage the property owner. *Id.* at 358.

To constitute a substantial change, courts in Maryland want to see facts of a “significant and unanticipated change in a relatively well-defined area.” *Rylyns Enterprises*, 372 Md. at 538. The “‘neighborhood’ must be the immediate neighborhood of the subject property, not some area miles away; and the changes must occur in that immediate neighborhood of such a nature as to have affected its character.” *Clayman v. Prince George’s County*, 266 Md. 409, 418 (1972). The changes are required to be physical. *Anne Arundel County v. Bell*, 442 Md. 539, 555 (2015) (citing *Montgomery County v. Woodward & Lothrop*, 280 Md. 686, 712–13 (1977)). However, those physical changes cannot be infrastructure such as sewer or water extension or road widening. *Clayman*, 266 Md. at 419. And the physical changes must be shown to be unforeseen at the time of the last rezoning. *County Council of Prince George’s County v. Zimmer Development Co.*, 444 Md. 490 (2015). Contemplated growth and density are not sufficient. *Clayman*, 266 Md. at 419.

In determining whether the change benefits only the property owner, courts look, in part, to see if a similar use exists nearby of which the community could easily take advantage. *Cassel*, 195 Md. at 358 (three other similar uses only a few blocks away lead to conclusion that zoning change was only for private owner’s gain).

Legal Standard for Mistake

To sustain a piecemeal change on the basis of a mistake in the last comprehensive rezoning, there must be substantial evidence that “the Council failed to take into account then existing facts ... so that the Council’s action was premised on a misapprehension.” *White v. Spring*, 109 Md. App. 692, 698 (1996) (citation omitted). In other words, “[a] conclusion based on a factual predicate that is incomplete or inaccurate may be deemed, in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second-guessing.” *Id.*

“Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council’s action was premised initially on a misapprehension[,]” [and] “...by showing that events occurring subsequent to the comprehensive zoning have proven that the Council’s initial premises were incorrect.” *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975) (citations omitted). “Thus, unless there is probative evidence to show that there were then existing facts which the Council, in fact, failed to take into account, or

subsequently occurring events which the Council could not have taken into account, the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not ‘fairly debatable.’” *Id.* at 52.

The Supreme Court of Maryland (formerly the Court of Appeals of Maryland) has said it is not sufficient to merely show that the new zoning would make more logical sense. *Greenblatt v. Toney Schloss Properties Corp.*, 235 Md. 9, 13-14 (1964). Nor are courts persuaded that the fact that a more profitable use of the property could be made if rezoned is evidence of a mistake in its current zoning. *Shadynook Imp. Ass’n v. Molloy*, 232 Md. 265, 272 (1963). Courts have also been skeptical of finding a mistake when there is evidence of careful consideration of the area during the past comprehensive rezoning. *Stratakis v. Beauchamp*, 268 Md. 643, 653-54 (1973).

A finding of mistake, however, absent a regulatory taking, merely permits the further consideration of rezoning, it does not mandate a rezoning. *White*, 109 Md. App. at 708. Rather, a second inquiry “regarding whether, and if so, how, the property is reclassified,” is required. *Id.* at 709. This second conclusion is due great deference. *Id.*

Spot Zoning

The City must find sufficient facts for a change or mistake because “[z]oning is permissible only as an exercise of the police power of the State. When this power is exercised by a city, it is confined by the limitations fixed in the grant by the State and to the accomplishment of the purposes for which the State authorized the city to zone.” *Cassel*, 195 Md. at 353.

In piecemeal rezoning bills if there is not a factual basis to support the change or the mistake, then rezoning is considered illegal spot zoning. *Id.* at 355. Spot zoning “has appeared in many cities in America as the result of pressure put upon councilmen to pass amendments to zoning ordinances solely for the benefit of private interests.” *Id.* It is the “arbitrary and unreasonable devotion of a small area within a zoning district to a use which is inconsistent with the use to which the rest of the district is restricted.” *Id.* It is “therefore, universally held that a ‘spot zoning’ ordinance, which singles out a parcel of land within the limits of a use district and marks it off into a separate district for the benefit of the owner, thereby permitting a use of that parcel inconsistent with the use permitted in the rest of the district, is invalid if it is not in accordance with the comprehensive zoning plan and is merely for private gain.” *Id.*

However, “a use permitted in a small area, which is not inconsistent with the use to which the larger surrounding area is restricted, although it may be different from that use, is not ‘spot zoning’ when it does not conflict with the comprehensive plan but is in harmony with an orderly growth of a new use for property in the locality.” *Id.* The example given was “small districts within a residential district for use of grocery stores, drug stores and barber shops, and even gasoline filling stations, for the accommodation and convenience of the residents of the residential district.” *Id.* at 355-356.

Therefore, the Mayor and City Council must show how the contemplated use is consistent with the character of the neighborhood. See, e.g., *Tennison v. Shomette*, 38 Md. App. 1, 8 (1977) (cited with approval in *Rylins*, 372 Md. at 546-47; accord *Mayor and City Council of Baltimore v. Byrd*, 191 Md. 632, 640 (1948)).

Findings of Fact

The City Council is required to make the following findings of fact in determining whether to permit rezoning based on mistake or change in the character of the neighborhood:

- (i) population change;
- (ii) the availability of public facilities;
- (iii) the present and future transportation patterns;
- (iv) compatibility with existing and proposed development;
- (v) the recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals; and
- (vi) the relationship of the proposed amendment to the City's plan.

Md. Code, Land Use, § 10-304(b)(1); Baltimore City Code, Art. 32, § 5-508(b)(2).

Article 32 of the City Code requires the Council to consider the following additional factors:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Baltimore City Code, Art. 32, § 5-508(b)(3).

The Mayor and City Council's decision regarding a piecemeal rezoning is reviewed under the substantial evidence test and should be upheld "if reasoning minds could reasonably reach the conclusion from facts in the record." *City Council of Prince George's Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 510 (2015) (*quoting Cremins v. Cnty. Comm'rs of Washington Cnty.*, 164 Md. App. 426, 438 (2005)); *see also White v. Spring*, 109 Md. App. 692, 699, *cert. denied*, 343 Md. 680 (1996) ("the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable"); *accord Floyd v. County Council of Prince George's County*, 55 Md. App. 246, 258 (1983) ("substantial evidence" means a little more than a 'scintilla of evidence.'").

Planning Commission Recommendation

The Planning Department Staff Report recommended approval of this rezoning and the Planning Commission concurred. The rezoning is sought based on a significant change in the character of the neighborhood. The Staff Report does not contain detailed findings of facts which would support the rezoning sought by this bill. There is a statement that the applicant submitted a memorandum which addresses the required findings. Accordingly, the City Council must make the required findings of fact as set forth above at the hearing of the bill.

The Staff Report did note the following:

- That the subject property is in the Park Heights Urban Renewal Area, which contemplates that the zoning for the subject area would be R5, but does not prohibit or further restrict the properties from being used as proposed by the applicant;
- That the properties are located in the Park Heights Master Plan Area, which identifies both a need for new housing and a health care provider shortage; and
- That it appears that there has been substantial outreach regarding the project to surrounding communities, and that the project would complement the surrounding community.

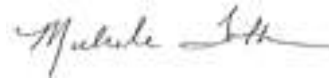
Process

The City Council is required to hold a quasi-judicial public hearing with regard to the bill where it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Council is required to make findings of fact for each property about the factors in §§ 10-304 and 10-305 of the Land Use Article of the Maryland Code and § 5-508 of Article 32 of the Baltimore City Code. If, after its investigation of the facts, the Committee makes findings which support: (1) a mistake in the comprehensive zoning or a change in the character of the surrounding neighborhood; and (2) a new zoning classification for the property, it may adopt these findings and the legal requirements for granting the rezoning would be met.

Additionally, certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in a conspicuous place on the property and by first-class mail, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned. Baltimore City Code, Art. 32, § 5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address of the property or description of the boundaries of the area affected by the proposed rezoning, and the name of the applicant. Baltimore City Code, Art. 32, § 5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location near the sidewalk or right-of-way for pedestrians and motorists to view, and at least one sign must be visible from each of the property’s street frontages. Window mounted signs must be posted inside the window glass. City Code, Art., § 5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Baltimore City Code, Art. 32, § 5-601(e), (f). See also Land Use Article, § 10-303 (procedural requirements).

Council Bill 24-0542 is the appropriate method for the City Council to review the facts and determine whether the legal standard for rezoning has been met. If the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Michele Toth", with a stylized, flowing script.

Michele M. Toth
Assistant Solicitor

cc: Stephen Salsbury
Nina Themelis
Tiffany Maclin
Elena DiPietro
Hilary Ruley
Ashlea Brown

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: June 21, 2024
RE: City Council Bill 24-0542




I am herein reporting on City Council Bill 24-0542 introduced by Councilmember Middleton at the request of AB Associates c/o Chase Hoffberger.

The purpose of this bill is to change the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests for the selected properties to be rezoned and does not reference parking. The parking requirements for the properties will be based on the standards in the Zoning Code. If the rezoning request is passed, the use in the C-1 Zoning District would be exempt from off-street parking requirements based on §16-601 of the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. However, unregulated on-street parking is available around the site and off-street parking is available off the alley at some of the surrounding residential properties. When building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed based on the required standards and the parking and loading demands of the proposal are mitigated.

The proposed legislation would have minor fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0542.

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0542 / REZONING – 3701-3733 TOWANDA AVENUE		

TO

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

DATE: June 21, 2024

At its regular meeting of June 20, 2024, the Planning Commission considered City Council Bill #24-0542, for the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #24-0542 and adopted the following resolution, with eight members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis provided by the applicant, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0542 be **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
Mr. Al Barry



Brandon M. Scott
Mayor

PLANNING COMMISSION

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

STAFF REPORT



Chris Ryer
Director

June 20, 2024

REQUEST: City Council Bill #24-0542/ Rezoning – 3701-3733 Towanda Avenue:
For the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

RECOMMENDATION: Adopt findings and Approve

STAFF: Eric Tiso

PETITIONER: AB Associates c/o Chase Hoffberger

OWNER: Mayor and City of Baltimore (DHCD)

SITE/GENERAL AREA

Site Conditions: These properties are located on the southeastern corner of the intersection with Springhill Avenue, and collectively include 1.066± acres of unimproved land that is currently zoned R-6.

General Area: These properties are located in the western portion of the Park Circle neighborhood, which is predominantly residential in character in the center of the neighborhood, comprised of a mix of rowhomes and semi-detached homes. The eastern periphery of the neighborhood has several high-density apartment buildings, while the southern periphery is industrial in nature.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ZONING CODE REQUIREMENTS

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or

- (ii) a mistake in the existing zoning classification.

(2) *Required findings of fact.*

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

ANALYSIS

Background: The applicants are interested in consolidating the properties and redeveloping the land for use as a multifamily building as a “grandfamily” building (i.e. multi-generational living), with some accessory offices and/or medical offices.

Required Findings:

Per §5-508(b)(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification.

The applicants have submitted a detailed memorandum outlining how they address these required findings.

Maryland Land Use Code – Requirements for Rezoning:

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2023)). The applicant's memo proposes that there has been a significant change in the neighborhood.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2023)). The findings of fact include:

1. Population changes;
2. The availability of public facilities;
3. Present and future transportation patterns;
4. Compatibility with existing and proposed development for the area;

5. The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);
6. The relation of the proposed amendment to the City's plan.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

For the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, staff finds that this proposed rezoning is in the public's interest, in that it will provide a new and necessary form of housing needed in this specific neighborhood. We would also add the following:

Urban Renewal Plan: This property is located in the Park Heights Urban Renewal Area, where the Urban Renewal Plan contemplates this area to R5. The Urban Renewal Plan does not prohibit or further restrict the proposed use in the district proposed by the applicant.

Community Planning and Revitalization: This project is located in the Park Heights Master Plan Area, where the Master Plan identifies a health care provider shortage and the need for new housing to address vacancy and blight. The Master Plan recommends increased health services and redevelopment in areas with high rates of vacancy. The applicant is encouraged to continue to maintain contact with the community to ensure that this work makes a positive contribution to the Park Circle neighborhood.

Equity:

Staff believes that there has been substantial outreach to the surrounding communities, in concert with the Department of Housing and Community Development (DHCD). It is unclear how or if the proposed project might impact any existing patterns of inequity that persist in Baltimore. In the whole, we suspect that the proposal should compliment the surrounding community. Staff doesn't expect this project to provide any more impact on staff time or resources than typically expected for routine development projects.

Notification: The Towanda Grantley Association, Park Circle Association, and Park Heights Renaissance have been notified of this action.



Chris Ryer
Director



MEMORANDUM

DATE: June 4, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0542

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0542 introduced by Councilmember Middleton.

PURPOSE

The purpose and intent of Council Bill 24-0542 is to rezone properties 3701-3733 Towanda Avenue from a residential Zoning District, R-6 to a commercial, C-1 Zoning District and create new housing opportunities as well as a health and wellness center for the community.

BRIEF HISTORY

The above properties represent historically underutilized and vacant land which will now host new development to benefit the community. Changing the zoning is necessary to allow for the future development of the proposed project.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0542. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

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

[DG]

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

May 21, 2024

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

Re: CC Bill #24-0542 Rezoning- 3701-3733 Towanda Ave

Ladies and Gentlemen:

City Council Bill No. 24-0542 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0542 is to change the zoning for the properties known as 3701-3733 Towanda Avenue, from the R-6 Zoning District to the C-1 Zoning District. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

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



BRANDON M. SCOTT

MAYOR

100 Holliday Street, Room 250

Baltimore, Maryland 21202

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	June 3, 2024
SUBJECT	24-0542 Rezoning - 3701-3733 Towanda Avenue

Position: No Objection

Introduction

For the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

DOT Analysis

Council Bill 24-0542 would re-zone all the odd-side properties from 3701 through 3733 Towanda Ave from R-6 to C-1. The R-6 zoning district is limited to low-density housing and limited non-residential uses, whereas C-1 allows for pedestrian-oriented commercial uses. Additionally, re-zoning would facilitate the development of a wellness center focused on primary and pediatric care.

Conclusion

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0542.

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

ADDITIONAL DOCUMENTS

24-0542

**REZONING - 3701-3733
TOWANDA AVENUE**

BOARD OF
DIRECTORS

CHAIR

Kevin Seawright

VICE CHAIR & SECRETARY

Ellen H. Parker

TREASURER

John Muchai, CPA

MEMBERS

Samuel Burris

Jeff Cherry

Olivia Farrow, Esq.

Tereina Galloway

Hon. Sharon Green-
Middleton

Arthur Hill, III, Ed.D

Venroy July

Peter Lee

Tiffany Royster

Sabrina Tapp-Harper

Lucinda Ware

Vacarro Watson

Deborah Woolford

CEO

Yolanda Jiggetts

April 4, 2024

The Honorable Sharon Green-Middleton
Vice President, Baltimore City Council
Council Representative, District 6
Baltimore City Council, City Hall, Room 532
100 N. Holiday Street
Baltimore, Maryland 21202

Dear Councilwoman Middleton:

Park Heights Renaissance (PHR) offers its full support for the requested zoning change from R-6 to C-1 being sought for the 3700 block of Towanda Avenue by Gillis Memorial Community Development Corporation for incorporation of a Wellness Center into *The Gillis Memorial GrandFamily Apartments (GFA)*. The Wellness Center, in partnership with the Mount Washington Pediatric Hospital, University of Maryland Medical System would provide much needed primary and pediatric care for residents of this innovative multigenerational housing initiative as well as for the community at large.

As proposed, this will be the only multigenerational housing specifically for grandparents (sometimes other relatives) caring for minor children without a parent in the home in the Park Heights Community. The GFA will contain approximately fifty, two- and three-bedroom apartments with wrap around support services on site. Easy access to a primary care wellness facility will increase access and participation in preventative healthcare with numerous additional benefits, including but not limited to, continuity of care.

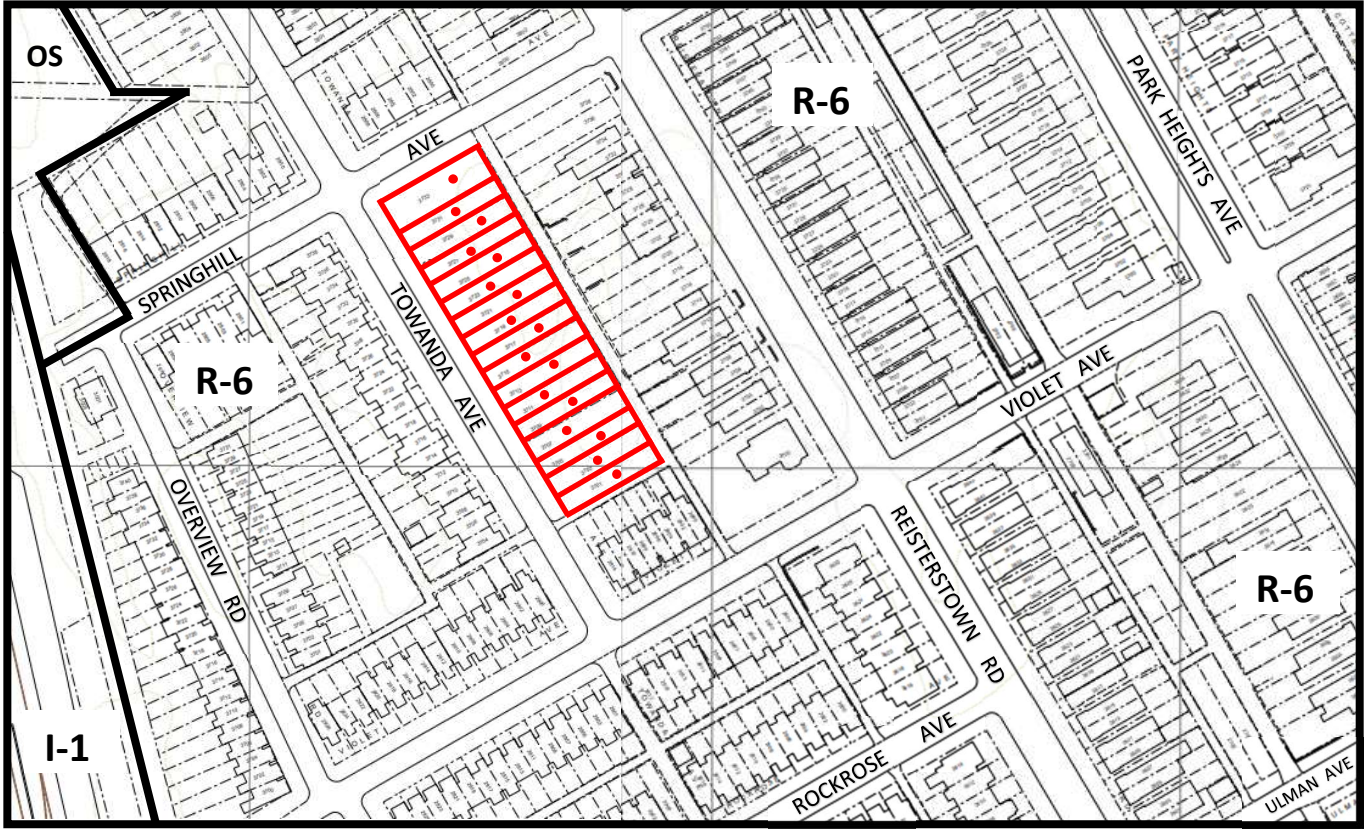
We are excited to support this unique development opportunity in the Park Circle community that seamlessly aligns with goals in the Park Heights Master Plan. Park Heights Renaissance fully supports this project and the added value to the older adults and their grandchildren who will be positively impacted in the Park Heights Community.

Sincerely,



Yolanda Jiggetts, Chief Executive Officer

SHEET NO. 23 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

MAYOR

PRESIDENT CITY COUNCIL



Scale: 1" = 60'

3701-3733 TOWANDA AVENUE

Sheet #3

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of Those Properties From R-6 Zoning District to C-1 Zoning District, As Outlined In Red On Sheet 1.

**3701 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 29
3703 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 30
3705 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 31
3707 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 32
3709 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 33
3711 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 34
3713 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 35
3715 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 36
3717 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 37
3719 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 38
3721 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 39
3723 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 40
3725 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 41
3727 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 42
3729 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 43
3731 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 44
3733 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 45**

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

{Property Address; Block 3176, Lot 029-045}

1. Applicant's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property:

4. Current Owner's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on _____ by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

(a) There is _____ is not _____ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

AFFIDAVIT

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

Chase Hoffberger

Applicant's signature

Date

1. 3176 029
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 9/26/2011
 - c. Liber Folio: 13774 0200
2. 3176 030
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 3/7/2011
 - c. Liber Folio: 13339 00424
3. 3176 031
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 2/8/2011
 - c. Liber Folio: 13279 0087
4. 3176 032
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 7/25/2016
 - c. Liber Folio: 18312 0165
5. 3176 033
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 7/27/2016
 - c. Liber Folio: 18320 0448
6. 3176 034
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 10/4/2017
 - c. Liber Folio: 19560 0241
7. 3176 035
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 7/3/2008
 - c. Liber Folio: 10831 00491
8. 3176 036
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 7/27/2016
 - c. Liber Folio: 18320 0460
9. 3176 037
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 2/8/2011
 - c. Liber Folio: 13279 0075
10. 3176 038
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 2/8/2011
 - c. Liber Folio: 13279 0081
11. 3176 039
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 6/6/2016
 - c. Liber Folio: 18169 0289
12. 3176 040
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 11/17/1995
 - c. Liber Folio: 05208 00459
13. 3176 041
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 4/4/2008
 - c. Liber Folio:
14. 3176 042
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 5/9/2011
 - c. Liber Folio: 13483 0370

15. 3176 043
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 12/2/2016
 - c. Liber Folio: 18683 0222
16. 3176 044
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 4/29/2011
 - c. Liber Folio: 13464 0402
17. 3176 045
 - a. Owner: Mayor and City of Baltimore
 - b. Property acquired on: 10/12/2017
 - c. Liber Folio: 19576 136

FINDINGS OF FACT

The Gillis Memorial Christian Development Corporation in coordination with Bon Secours of Maryland Foundation Inc. introduced legislation in May to rezone the properties located at 3701–3733 Towanda Avenue from R-6 to C-1. CCB24-0542. This is city-owned land that the applicants would like to purchase and develop as “grandfamily” housing (apartment units occupied by children and their non-traditional guardians) and a health and wellness center.

3701–3733 Towanda Avenue & the Park Heights Renaissance

The subject lots are fully vacant and unimproved. While the greater Park Heights corridor does currently include a large number of vacant lots, it is rare to see a fully unimproved block. In that sense, this block is ripe for new, deliberate and engaged development. It is through that lens that the Gillis Memorial CDC and Bon Secours have targeted such an innovative use. A rezoning from R-6 to C-1 will allow for the conversion of these single-family lots to multi-family dwellings and create opportunities for community-oriented services like a health and wellness center in a location that could benefit from such amenities. The new apartments will provide housing stability to non-traditional families in Northwest Baltimore.

Access to diverse and equitable housing is a primary objective of the area’s prominent neighborhood association, Park Heights Renaissance, the nonprofit that incorporated in 2007 to empower the 12 neighborhoods included in the 2006 Park Heights Master Plan. That plan advocated for redevelopment under a “customized strategy” that focuses on the individual needs and compatibility of every block. In turn, Park Heights Renaissance modeled its mission to support a community that offers “a diverse and comprehensive housing strategy that meets the needs for all who live and wish to live in Park Heights.” Park Heights Renaissance has had tremendous success in this regard. The northwest corridor has steadily welcomed housing development that accommodates senior citizens, low-income residents, and intergenerational families. A list of large-scale housing projects in Park Heights over the past 15 years accompanies this memo.

Together, the Gillis Memorial CDC and Bon Secours propose a housing development that meets the mission of the Park Heights Master Plan and the work already accomplished by Park Heights Renaissance: an innovative, first-of-its-kind “grandfamily” housing project that will deliver roughly 50 new two- and three-bedroom apartments with wraparound support services on site. When finished, The Gillis Memorial GrandFamily Apartments will play an instrumental role in meeting the needs of those who live and wish to live in Park Heights. That is one reason Park Heights Renaissance has lent its enthusiastic support for the project, which the group says, “seamlessly aligns with goals in the Park Heights Master Plan.”

Map Amendments & Required Findings of Fact

As required by the State Land Use Article, the City Council may approve the legislative authorization for a rezoning based on a finding that there was either (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the zoning classification. In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address: (i) population changes; (ii) the availability of public facilities; (iii) compatibility with existing and proposed development for the area; (v) the recommendations of the City agencies and officials; and (vi) the proposed amendment’s consistency with the City’s Comprehensive Master Plan.

A rezoning of 3701–3733 Towanda Avenue is appropriate because of the substantial change in the character of the Park Heights neighborhood. The population throughout southern Park Heights shrunk between 2010 and 2020, but during that decade the City allocated significant investment in resources and attention toward

innovative and alternative development projects such as the one now proposed by Gillis and Bon Secours. More than 550 units of affordable, senior, or intergenerational housing have been constructed or are slated for development around Park Heights; as are multi-million-dollar investments in new middle and elementary schools, parks, a new library, and mixed-use projects like the one planned for Pimlico Race Course. In May, Mayor Brandon Scott announced the designation of Park Heights as the City's ninth Main Street district, focusing further city resources on the corridor. The Baltimore Business Journal took note in April: "Momentum ... seems to be building."

Guided by Park Heights Renaissance, that momentum has aligned seamlessly with the intent and vision of the 2006 Park Heights Master Plan, the 2009 Park Heights Urban Renewal Plan, and the City's 2006 Comprehensive Master Plan, whose "Live" component seeks to create more opportunities for moderately priced, quality housing made available to diverse households in an attempt to strengthen the middle class. The legislation to rezone Towanda Avenue from R-6 to C-1 will allow Gillis and Bon Secours to further serve the mission of the Plan's "Live" goal.

Notably, however, most of that development has occurred in the northern regions of Park Heights, which currently offers more commercial zoning. The southern corridor, where 3701–3733 Towanda is located, has remained mostly R-6. The result is that multi-family developments are limited to smaller sizes, and community amenities like a health and wellness center are prohibited. This rezoning will provide that southern corridor with these much-needed services, benefitting the community beyond those who will live in the GrandFamily Apartments.

Summary & Conclusion

Gillis and Bon Secours have developed a comprehensive, needs-based concept that will deliver a novel type of housing to a community that will benefit from it. The proposal aligns with recent development in the area and the objectives of the prominent neighborhood association and the Master and Urban Renewal plans that have been adopted by the City.

ADDITIONAL STANDARDS

In addition to the necessary findings of fact outlined in § 5-508(b)(2), the Zoning Code requires that the City Council consider the following additional standards.

1. Existing uses of the property within the general area of the property in general.

3701–3733 Towanda is vacant, unimproved land occupied by some trees and overgrown vegetation.

2. The zoning classification of other property within the general area of the property in question.

The majority of the properties within the general area are zoned R-6. This proposal would rezone all of the properties on this block of Towanda Avenue.

3. The suitability of the property in question for the uses permitted under its existing classification.

The existing zoning will not allow for the degree of density required for this state-funded affordable housing project. Fifty units are required to obtain that funding; R-6 zoning would only allow for 41 units to be built. R-6 zoning would also prohibit the community-oriented commercial uses like the health and wellness center, which can be accommodated within a C-1 zone.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Park Heights has seen a significant amount of neighborhood-supported development designed to accommodate nontraditional and low-income families. A list of large-scale housing projects in Park Heights over the past 15 years accompanies this memo.

BOARD OF
DIRECTORS

CHAIR

Kevin Seawright

VICE CHAIR & SECRETARY

Ellen H. Parker

TREASURER

John Muchai, CPA

MEMBERS

Samuel Burris

Jeff Cherry

Olivia Farrow, Esq.

Tereina Galloway

Hon. Sharon Green-
Middleton

Arthur Hill, III, Ed.D

Venroy July

Peter Lee

Tiffany Royster

Sabrina Tapp-Harper

Lucinda Ware

Vacarro Watson

Deborah Woolford

CEO

Yolanda Jiggetts

April 4, 2024

The Honorable Sharon Green-Middleton
Vice President, Baltimore City Council
Council Representative, District 6
Baltimore City Council, City Hall, Room 532
100 N. Holiday Street
Baltimore, Maryland 21202

Dear Councilwoman Middleton:

Park Heights Renaissance (PHR) offers its full support for the requested zoning change from R-6 to C-1 being sought for the 3700 block of Towanda Avenue by Gillis Memorial Community Development Corporation for incorporation of a Wellness Center into *The Gillis Memorial GrandFamily Apartments (GFA)*. The Wellness Center, in partnership with the Mount Washington Pediatric Hospital, University of Maryland Medical System would provide much needed primary and pediatric care for residents of this innovative multigenerational housing initiative as well as for the community at large.

As proposed, this will be the only multigenerational housing specifically for grandparents (sometimes other relatives) caring for minor children without a parent in the home in the Park Heights Community. The GFA will contain approximately fifty, two- and three-bedroom apartments with wrap around support services on site. Easy access to a primary care wellness facility will increase access and participation in preventative healthcare with numerous additional benefits, including but not limited to, continuity of care.

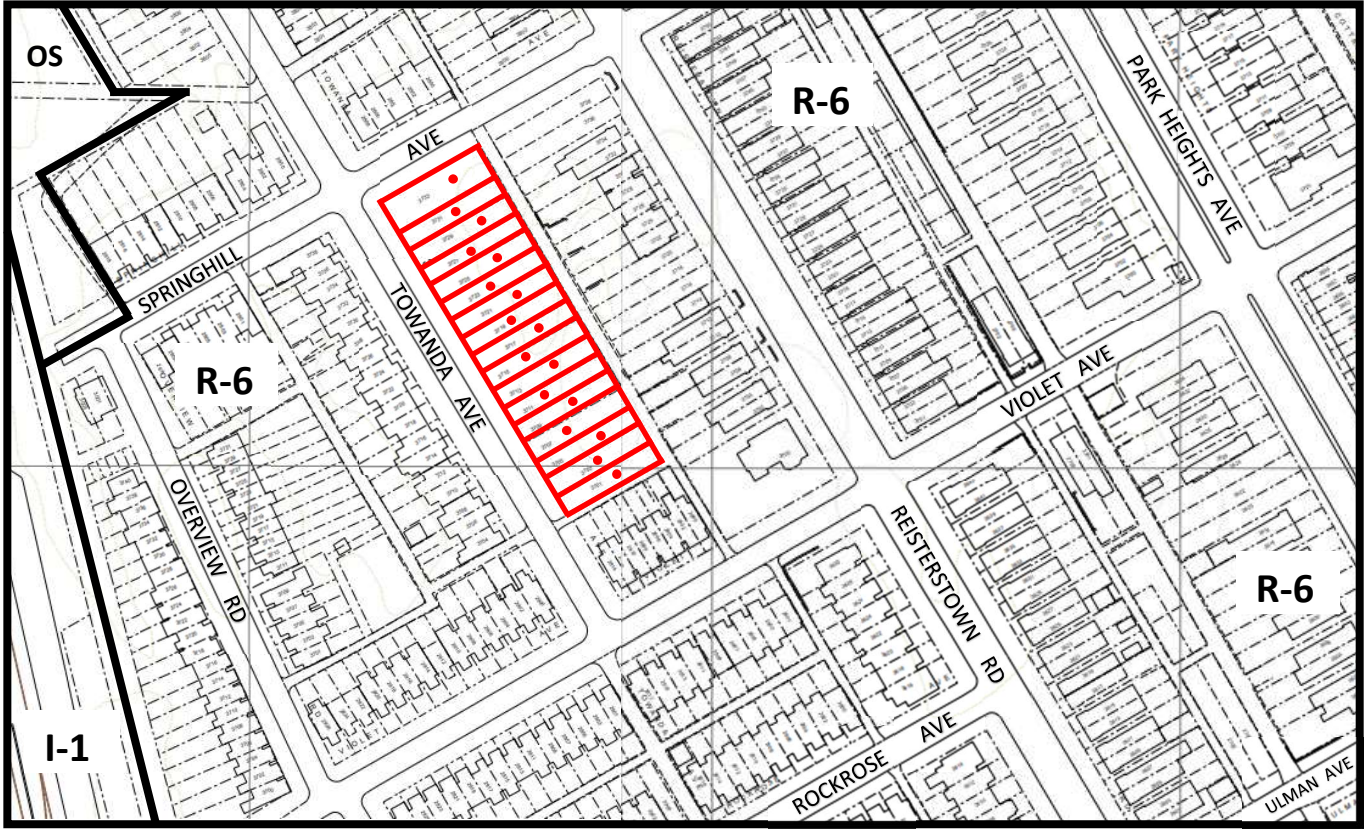
We are excited to support this unique development opportunity in the Park Circle community that seamlessly aligns with goals in the Park Heights Master Plan. Park Heights Renaissance fully supports this project and the added value to the older adults and their grandchildren who will be positively impacted in the Park Heights Community.

Sincerely,



Yolanda Jiggetts, Chief Executive Officer

SHEET NO. 23 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

MAYOR

PRESIDENT CITY COUNCIL

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of Those Properties From R-6 Zoning District to C-1 Zoning District, As Outlined In Red On Sheet 1.

**3701 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 29
3703 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 30
3705 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 31
3707 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 32
3709 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 33
3711 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 34
3713 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 35
3715 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 36
3717 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 37
3719 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 38
3721 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 39
3723 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 40
3725 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 41
3727 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 42
3729 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 43
3731 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 44
3733 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 45**



Scale: 1" = 60'

3701-3733 TOWANDA AVENUE

Sheet #3

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

{Property Address; Block ____, Lot ____}

1. Applicant's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property:

4. Current Owner's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on _____ by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

(a) There is _____ is not _____ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

AFFIDAVIT

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

Chase Hoffberger
Applicant's signature

Date

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

Today's Date: July 9, 2024

City Council Bill No.: 24-0542



3701-3733 Towanda Avenue - front (1 of 3)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 3701-3733 Towanda Avenue - front (1 of 3)

Date Posted: June 29, 2024

Name: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, suite 400G

Baltimore, Md. 21202

Telephone: 512-536-0763

A handwritten signature in black ink, appearing to read 'R. Hoffman', written over a horizontal line.

R. Hoffman (sign Poster)

- 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: July 9, 2024

City Council Bill No.: 24-0542



3701-3733 Towanda Avenue-Springhill Ave. side (2 of 3)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 3701-3733 Towanda Avenue - Springhill Avenue side (2 of 3)

Date Posted: June 29, 2024

Name: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, suite 400G

Baltimore, Md. 21202

Telephone: 512-536-0763

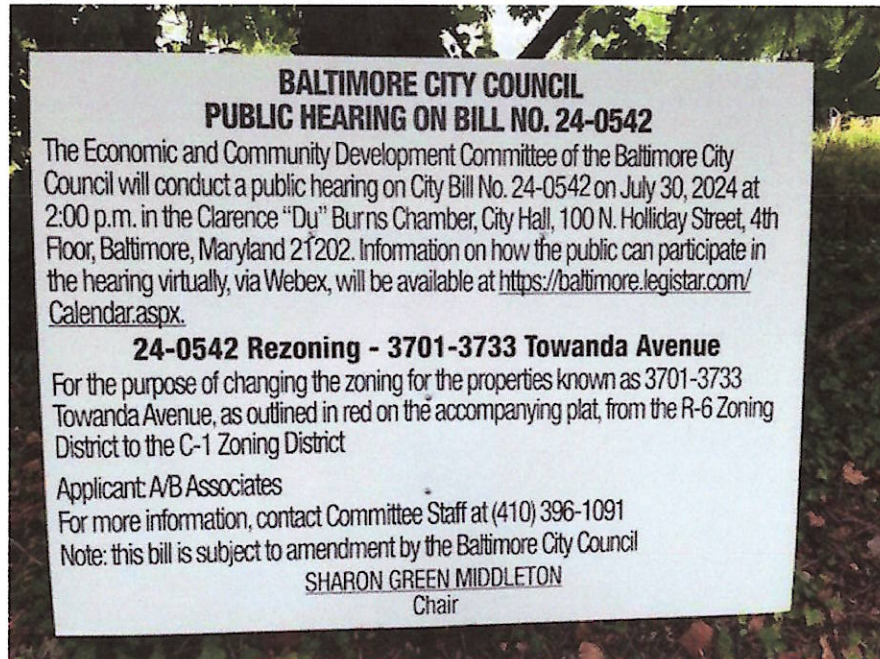
R. Hoffman (sign Poster)

- 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: July 9, 2024

City Council Bill No.: 24-0542



3701-3733 Towanda Avenue-close up of sign wording (3 of 3)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 3701-3733 Towanda Avenue-close up of sign wording (3 of 3)

Date Posted: June 29, 2024

Name: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, suite 400G

Baltimore, Md. 21202

Telephone: 512-536-0763


R. Hoffman (sign Poster)

- 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