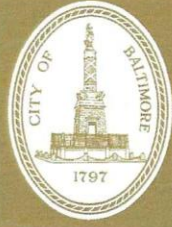


CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Eric Tiso, Department of Planning

FROM: Jennifer L. Coates, Committee Staff
Economic and Community Development Committee

Date: January 10, 2022

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – ZONING CODE
AMENDMENT

The Committee on Economic and Community Development of the Baltimore City Council will hold the following public hearing:

Bill: 21-0113

Date: Tuesday, March 1, 2022

Time: 2:00 p.m.

Place: Webex Virtual Meeting

Notice of the public hearing must be provided by and at the expense of the applicant in accordance with Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs. For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

The required notice and deadlines are outlined on the following page.

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Newspaper Advertisement

At least 15 days prior to the date of the hearing, notice consisting of the language between the double lines on **Attachment A** must be published in one (1) newspaper of general circulation. You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun, or the Afro-American.

Certification of Newspaper Advertisement

At least four (4) days prior to the hearing, a certification showing that the newspaper advertisement was published must be submitted electronically to Natawna Austin at NatawnaB.Austin@Baltimorecity.gov. If the required certification is not received the public hearing will be cancelled without notice.

Deadlines

The deadline dates for the required notice(s) and certification are as follows:

Newspaper Ad Deadline:	February 14, 2022
Certification Deadline:	February 25, 2022

Please note that ALL of these requirements MUST be met in order for your hearing to proceed as scheduled.

If you have any questions regarding your notice requirements, please contact:

Jennifer L. Coates, Committee Staff
Baltimore City Council,
Committee on Economic and Community Development
410-396-1260
Jennifer.Coates@Baltimorecity.gov.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION **BY FEBRUARY 14, 2022.**

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 21-0113**

The Committee on Economic and Community Development of the Baltimore City Council will meet on Tuesday, March 1, 2022 at 2:00 PM to conduct a public hearing on City Council Bill No. 21-0113. 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>.

CC 21-0113 - Ordinance - Zoning Code - Modifications

For the purpose of making needed changes to certain provisions that, during the course of actively operating under the new Zoning Code, were discovered to be functionally impractical or otherwise in need of modification to abate previously unanticipated consequences; specifying that certain applications under the Zoning Code be filed either with the Board of Municipal and Zoning Appeals or the Zoning Administrator; extending certain time limits for the Board to act; authorizing the Zoning Administrator or the Board of Municipal and Zoning Appeals to deny an application under certain circumstances; modifying the outdoor seating specifications; authorizing certain reviews by the Site Plan Review Committee; authorizing that certain matters reviewed by the Site Plan Review Committee be approved by the Director of Planning; modifying certain off-street parking requirements; clarifying and establishing certain exceptions to bicycle parking design standards; establishing certain standards for long-term bicycle standards; establishing certain rules for certain circumstances involving signs; providing for measurement methodologies for building frontages; allowing electronic signs and painted/mural signs in residential districts, subject to conditional approval by the Board of Municipal and Zoning Appeals; specifying a time period after which the authorization for a conditional sign expires; specifying certain zoning district requirements; defining certain terms; correcting, clarifying, and conforming certain provisions; and generally relating to the zoning and land-use laws of the City of Baltimore.

BY renumbering

Article 32 - Zoning

Sections 17-412, 17-413, 17-414, 17-415, and 17-416, respectively, to be
Sections 17-413, 17-414, 17-415, 17-416, and 17-417, respectively

Baltimore City Code
(Edition 2000)

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Sections 1-212(b)(2), 1-303(h), 1-306, 1-307(a), 1-308(g), 1-311(o), 2-202, 2-203(c), (d), and (j), 3-202(b), 4-405, 5-201(c)(1), 5-201(d)(1), 5-202, 5-303, 5-304(a), 5-305(b) and (c), 5-403, 5-404, 5-405(a)(1), 5-406, 5-407(a), 5-408, 5-409(c) and (f)(1), 10-503(b), 11-203, 14-328(j), 14-329, 14-331(a)(1), 15-301(a)(2)(i)(A) and (B), 15-405(b), 15-504, 16-205, 16-301, 16-402, 16-403(d), 16-601, 16-602, 16-701(a) and (i), 16-704, 16-705(e), 17-102, 17-202, 17-302, 17-401(a), 17-404, 17-405, 17-407(a) and (g), 17-408(a) and (c), 17-414(a), 17-415(a), 17-416(a) and (c), 17-417(a), 18-403, Table 7-202, Table 8-301, Table 9-301, Table 10-301, Table 10-401, Table 11-301, Table 12-301, Table 12-402, Table 12-501, Table 12-601, Table 15-601, Table 16-406, Table 16-705, and Table 17-201

Baltimore City Code
(Edition 2000)

BY adding

Article 32 - Zoning

Sections 5-310, 5-401(c), 5-410, 14-312.1, 14-328(j), 16-701(m), 17-206, 17-308, 17-309, 17-401(f), 17-412, 17-506, 18-206(c), and 18-207

Baltimore City Code
(Edition 2000)

BY repealing

Article 32 - Zoning

Section(s) 14-408

Baltimore City Code
(Edition 2000)

BY relettering current

Article 32 - Zoning

Section 16-701(m) to be 16-701(n)

Baltimore City Code
(Edition 2000)

BY renaming

Article 32 - Zoning

Title 5. Subtitle 4. "Conditional Uses" to be renamed,
"Subtitle 4. Conditional Uses and Signs"

Baltimore City Code
(Edition 2000)

BY renaming

Article 32 - Zoning

Title 17. Subtitle 3. "Sign Dimension Measurement Methodology" to be renamed,

“Subtitle 3. Sign Dimension and Quantity Measurement Methodology”
Baltimore City Code
(Edition 2000)

Applicant: Baltimore City Department of Planning

For more information, contact committee staff at (410) 396-1260.

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

SHARON GREEN MIDDLETON
Chair

SEND CERTIFICATION TO:

Natawna B. Austin

NatawnaB.Austin@Baltimorecity.gov

SEND BILL TO:

Eric Tiso

Baltimore City Department of Planning

417 E. Fayette Street, 8th Floor

Baltimore, MD 21202

Eric.Tiso@baltimorecity.gov

410-396-8358

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, 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; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or

(2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

(1) posted at least 30 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.