



**HEARING NOTES**

**Bill: 23-0371**

**Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003**

**Committee:** Economic and Community Development  
**Chaired by:** Sharon Green Middleton

**Hearing Date:** June 20, 2023  
**Time (Beginning):** 2:30 PM  
**Time (Ending):** 3:15 PM  
**Location:** Du Burns Council Chamber / Webex  
**Total Attendance:** Approximately 40 people

**Committee Members in Attendance:**  
Sharon Green Middleton      John Bullock      Mark Conway  
Odette Ramos                  Robert Stokes

**Bill Synopsis in the file?** .....  YES     NO     N/A  
**Attendance sheet in the file?** .....  YES     NO     N/A  
**Agency reports read?** .....  YES     NO     N/A  
**Hearing televised or audio-digitally recorded?**.....  YES     NO     N/A  
**Certification of advertising/posting notices in the file?** .....  YES     NO     N/A  
**Evidence of notification to property owners?** .....  YES     NO     N/A  
**Final vote taken at this hearing?** .....  YES     NO     N/A  
**Motioned by:** ..... Conway  
**Seconded by:**..... Bullock  
**Final Vote:** ..... Fav. w/ Amendment

**Major Speakers**

*(This is not an attendance record.)*

Elena DiPietro, Law Department  
Eric Tiso, Planning Commission  
Liam Davis, Department of Transportation  
Stephanie Murdock, Department of Housing and Community Development  
Sadaf Omar, Baltimore Development Corporation  
Arco Sen, Parking Authority

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**Major Issues Discussed**

1. Chairwoman Middleton called the hearing to order and read the bill title and purpose.
2. Councilman Conway discussed the background for the proposed facility and the applicant's outreach to the surrounding community.
3. Eric Tiso discussed the Planning Commission's proceedings, findings, and proposed amendment. Representatives from the other agencies confirmed the recommendations in the written reports.
4. The committee heard public testimony on the bill. Individuals expressed concerns about the project, including its impact on parking for St. Mary's Cemetery. A representative for the applicant noted that specific development plans for the project will need approval from the Planning Commission to move forward.
5. The committee voted to adopt the Planning Commission's proposed amendment.
6. The committee voted to recommend the bill favorably with the amendment.

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**Further Study**

**Was further study requested?**

Yes  No

**If yes, describe.**

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**Committee Vote:**

Sharon Green Middleton: ..... Yea  
John Bullock: ..... Yea  
Mark Conway: ..... Yea  
Ryan Dorsey: ..... Absent  
Antonio Glover: ..... Absent  
Odette Ramos: ..... Yea  
Robert Stokes: ..... Yea

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Matthew L. Peters, Committee Staff

Date: June 21, 2023

Cc: Bill File  
OCS Chrono File

# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Meeting Minutes - Final

### Economic and Community Development

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Tuesday, June 20, 2023

2:05 PM Virtual/Du Burns Chambers, 4th Floor, City Hall, Phone:  
+1-408-418-9388, Access Code: 2342 243 4324, Password:  
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m7e18a72a8561aeb61b9f23c03201696)  
MTID=m7e18a72a8561aeb61b9f23c03201696

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23-0371

#### CALL TO ORDER

#### INTRODUCTIONS

#### ATTENDANCE

- Present** 5 - Sharon Green Middleton, John T. Bullock, Mark Conway, Odette Ramos, and Robert Stokes Sr.
- Absent** 2 - Ryan Dorsey, and Antonio Glover

#### ITEMS SCHEDULED FOR PUBLIC HEARING

[23-0371](#)

##### **Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

**Sponsors:** Mark Conway

**A motion was made by Conway, seconded by Bullock, that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:**

**Yes:** 5 - Middleton, Bullock, Conway, Ramos, and Stokes Sr.

**Absent:** 2 - Dorsey, and Glover

#### ADJOURNMENT



## Baltimore City Council Committee Hearing Attendance Record

<b>Subject:</b> Ordinance - Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003	<b>Bill #:</b> 23-0371
<b>Committee:</b> Economic and Community Development	<b>Chair:</b> Sharon Green Middleton
<b>Date:</b> Tuesday, June 20, 2023	<b>Time:</b> 2:05 PM
<b>Location:</b> Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
✓ Greg	Fitzgerald	Notre Dame of MD Under 4701 N-Charles Street Baltimore, MD 21210	✓	✓			✓
✓ Caroline	Hecker	RMB-255 Charles St. Balto, MD 21201	✓	✓		✓	
✓ Kristan	Shaah	Homeland Assoc. 5505 St. Albans Way 21212	✓	✓			✓
✓ Mary Shelley	Knach	820 E. Lake Avenue Baltimore MD. 21212	✓		✓	<del>✓</del>	
✓ G. L. Schmitt		835 E. ESHAUA 21212	✓		✓		
✓ Helena Peary		111 Hamlet Hill Rd 21216	✓	part plan			
D. Blackwell		817 Winston Avon.			✓		
✓ Megremer		338 Homeland Southing Baltimore 21212			✓		

\*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730

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

DATE: 6/20/2023

**BILL#: 23-0371**

**TITLE: Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201  
Homeland Avenue and a Portion of Block 5027, Lot 003**

**MOTION BY: Conway, Mark**

**SECONDED BY: Bullock, John**

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bullock, John	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conway, Mark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Glover, Antonio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ramos, Odette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>0</b>

**CHAIRPERSON: Sharon Green Middleton**

**COMMITTEE STAFF: Matthew L. Peters**