

# City of Baltimore

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



## Meeting Agenda - Final

Thursday, December 7, 2023

5:00 PM

Du Burns Council Chambers, 4th Floor, City Hall

### Baltimore City Council

*Nicholas J. Mosby, President of the Council - District 1: Zeke Cohen - District 2:  
Danielle N. McCray - District 3: Ryan Dorsey - District 4: Mark Conway - District 5:  
Isaac "Yitzy" Schleifer - District 6: Sharon Green Middleton - District 7: James  
Torrence - District 8: Kristerfer Burnett - District 9: John T. Bullock - District 10:  
Phylcia Porter - District 11: Eric T. Costello - District 12: Robert Stokes, Sr. - District  
13: Antonio Glover - District 14: Odette Ramos*

**Call to Order**

**Invocation**

**Pledge of Allegiance**

**Showcase Baltimore**

MERVO and Dunbar Football Teams - Football Championships

**Roll Call**

**Approval of the Journal**

December 4, 2023

**Communications from the Mayor**

**Bills Signed by the Mayor**

December 4, 2023

[21-0159](#)

**Procurement - Zero-Emission Vehicles**

For the purpose of converting the City fleet of vehicles, subject to certain exceptions, to zero-emission vehicles; defining certain terms; authorizing rules and regulations; and generally related to the City’s procurement of vehicles.

**Sponsors:**

Mark Conway, Ryan Dorsey, John T. Bullock, Zeke Cohen, Kristerfer Burnett, James Torrence, Sharon Green Middleton, Odette Ramos, Phylicia Porter, Antonio Glover

[23-0343](#)

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 633 South Montford Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

**Sponsors:**

Zeke Cohen

[23-0356](#)**Zoning - Modifications to Research and Development Facility Use**

For the purpose of amending the definition of research and development establishment; creating use standards for research and development establishments; amending certain Tables of Uses to reflect revised use provisions for research and development establishments in certain Zoning Districts.

**Sponsors:**

City Council President (Administration)

[23-0361](#)**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 Edmondson Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1613 Edmondson Avenue (Block 122, Lot 025), as outlined in red on the accompanying plat; and providing for a special effective date.

**Sponsors:**

John T. Bullock

[23-0375](#)**City Property - Renaming REACH! Partnership School Field to Senator Robert L. Dalton Stadium**

For the purpose of changing the name of REACH! Partnership School Field, located at 2555 Harford Road, Baltimore, MD 21218, to Senator Robert L. Dalton Stadium.

**Sponsors:**

Odette Ramos

[23-0396](#)**City Streets - Closing - A 20 Foot Alley and Two 10 Foot Alleys**

For the purpose of condemning and closing a 20 foot alley and two 10 foot alleys bounded by Park Heights Avenue, Woodland Avenue, Denmore Avenue, and West Garrison Avenue, as shown on a plat numbered 317-A-28A dated March 6, 2023, and filed in the Department of Transportation; and providing for a special effective date.

**Sponsors:**

City Council President (Administration)

**Executive Nominations**[EA23-0215](#)**Philip Costa, MBA, CVP**

Member - Commission on Sustainability - District 11

*RULES AND LEGISLATIVE OVERSIGHT COMMITTEE*

[EA23-0216](#)**J. Morgan Grove, PhD**

Member - Commission on Sustainability - District 5

*RULES AND LEGISLATIVE OVERSIGHT COMMITTEE*

**Bills Introduced**[23-0471](#)**Sale of Property - 3000 Highman Avenue**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 3000 Highman Avenue (Block 7703D, Lot 009A) and is no longer needed for public use; and providing for a special effective date.

**Sponsors:**

City Council President (Administration), City Council President (Office of the Comptroller), Phylcia Porter

**ORDINANCE**

*At the request of: Department of Real Estate, Office of the Comptroller  
WAYS AND MEANS COMMITTEE*

[23-0472](#)**Rezoning - 301 South President Street**

For the purpose of changing the zoning for the property known as 301 South President Street (Block 1421, Lots 19, 25, 26), as outlined in red on the accompanying plat, from the C-5-DE Zoning District to the C-5-DC Zoning District.

**Sponsors:**

Zeke Cohen

**ORDINANCE**

*ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE*

**Consent Calendar**

(See Section A at back of Agenda)

**2R Second Reader*****Economic and Community Development***[23-0408](#)**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1046 Brantley Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1046 Brantley Avenue (Block 0115, Lot 071), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), and off-street parking requirements; and providing for a special effective date.

**Sponsors:**

John T. Bullock

*RECOMMEND FAVORABLE*

[23-0425](#)**Improving Safety and Habitability in Supportive and Other Residential Housing**

For the purpose of defining the term “supportive housing facility” in the Baltimore City Building Code; requiring a permit before any person may transfer ownership or operation of certain property in certain circumstances; updating use and occupancy classifications; and categorizing congregate living facilities as rental dwellings and requiring their licensing.

**Sponsors:**

Administration City Council, Odette Ramos

*RECOMMEND FAVORABLE WITH AMENDMENTS*

**3R Third Reader*****Third Reader (for final passage)***[23-0369](#)**High-Performance Inclusionary Housing Tax Credit**

For the purpose of establishing a High-Performance Inclusionary Housing Tax Credit; providing for the eligibility criteria of the tax credit; establishing the amount of the tax credit; requiring a certain annual report; defining certain terms; and generally relating to the High-Performance Inclusionary Housing Tax Credit.

**Sponsors:**

Odette Ramos, John T. Bullock, James Torrence, Zeke Cohen, Kristerfer Burnett, Ryan Dorsey

*Held 1 Meeting*

[23-0409](#)**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 McCulloh Street**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size); and providing for a special effective date.

**Sponsors:**

James Torrence

[23-0410](#)**Rezoning - 6311 Eastern Avenue**

For the purpose of changing the zoning for the property known as 6311 Eastern Avenue (Block 6699, Lot 002A ), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District.

**Sponsors:**

Zeke Cohen

[23-0420](#)**Residential Permit Parking Program Area \_\_\_ - Brunt Street Area**

For the purpose of establishing a new statutory Residential Permit Parking Area \_\_\_ for the Brunt Street Area.

**Sponsors:**

James Torrence

[23-0436](#)**Urban Renewal - Brooklyn-Curtis Bay - Renewal Area Designation and Urban Renewal Plan**

For the purpose of repealing the existing Brooklyn-Curtis Bay Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Brooklyn-Curtis Bay, generally including both sides of Patapsco Avenue between the Harbor Tunnel Throughway and Pennington Avenue, both sides of Pennington Avenue between Patapsco Avenue and Ceddox Street, the west side of Curtis Avenue between Ceddox Street and Patapsco Avenue, both sides South Hanover Street between Jack Street and Chesapeake Avenue, and the south side of Potee Street between Patapsco Avenue and Frankfurst Avenue; establishing the objectives of the Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing review requirements and controls for all plans for new construction; providing that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establishing controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; providing for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; creating disposition lots and providing for specific controls on specific lots; providing for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; making provisions of this Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving certain content and procedural requirements; providing for the application of the Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**Sponsors:**

Phylicia Porter

[23-0440](#)**Sale of Property - Market Center Renewal Plan Area - 32 Properties**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties that are located within that area formerly known as the Market Center Renewal Plan Area, originally established by Ordinance 77-579, as last amended by Ordinance 18-214, and are no longer needed for public use; and providing for a special effective date.

**Sponsors:**

Eric T. Costello

**Clearing of the Bill Status**

Ordinances: 22-0188, 22-0210, 22-0291, 23-0344, 23-0358

Resolutions: 21-0055R, 22-0088R

## Committee Announcements

### Announcements

**THE NEXT SPECIAL MEETING OF THE CITY COUNCIL  
WILL BE HELD ON MONDAY, DECEMBER 18, AT 3:00 P.M.**

### Adjournment

### Cable Hearing Schedule

We are live streaming more to you now than ever before! Please visit <https://baltimore.legistar.com/Calendar.aspx> to view all legislative hearings, work sessions, voting sessions and council meetings that are covered by CHARM TV 25.  
<http://charmtvbaltimore.com/watch-live>

Thank you all for attending this meeting.  
Please check the area around your seat to make certain that you have everything that you brought with you.

We will be closing the room shortly and ask that everyone exit promptly to the 1st floor main entrance.  
Thank you for visiting City Hall.