

**Introduced by:** Councilmembers Stokes and Sneed, *Henry*

**At the request of:** 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

**Prepared by:** Department of Legislative Reference

**Date:** June 19, 2019

**Referred to:** LAND USE \_\_\_\_\_ Committee

Also referred for recommendation and report to municipal agencies listed on reverse

CITY COUNCIL 19-0402

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

BY authority of

Article 32 – Zoning  
Section 5-201(a) and Table 9-301 (R-8)  
Baltimore City Revised Code  
(Edition 2000)

*Robert [Signature]*  
*Trill [Signature]*

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____

**Boards and Commissions**

_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____

CITY OF BALTIMORE  
ORDINANCE **19-300**  
Council Bill 19-0402

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Introduced by: Councilmembers Stokes, Sneed, Henry

At the request of: 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

Introduced and read first time: June 24, 2019

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

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Read second time: September 9, 2019

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AN ORDINANCE CONCERNING

1                   **Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

2       FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
3       operation of parking lots to serve the Hoen Lithograph Building on the properties known as  
4       2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through  
5       2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235  
6       Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as  
7       outlined in red on the accompanying plat.

8       BY authority of  
9       Article 32 – Zoning  
10       Section 5-201(a) and Table 9-301 (R-8)  
11       Baltimore City Revised Code  
12       (Edition 2000)

13       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14       permission is authorized for the establishment, maintenance, and operation of parking lots  
15       serving the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle  
16       Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021  
17       through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106  
18       North Patterson Park Avenue, and adjacent alleys, as outlined in red on the plat accompanying  
19       this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301  
20       (R-8), subject to the ~~condition that the~~ following conditions:

- 21           1. The site plan entitled “Hoen Lithograph Off-Site Parking/Site Plan for Conditional  
22           Use Ordinance”, dated June 25, 2019, prepared by STV Incorporated, which includes  
23           separate plans for each of the 3 off-street parking lots, is attached to and made part of  
24           this Ordinance.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.


Council Bill 19-0402

1           2. The parking lots must comply with all federal, state, and local licensing and  
2 certification requirements.

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

11           **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
12 after the date it is enacted.


Certified as duly passed this \_\_\_\_\_ day of SEP 23 2019, 20\_\_\_\_

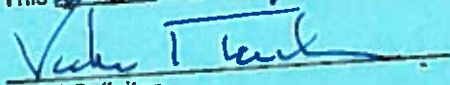
  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of SEP 23 2019, 20\_\_\_\_

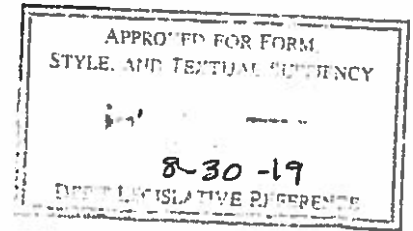
  
\_\_\_\_\_  
Chief Clerk

Approved this 30 day of Sept., 2019

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency  
This 26th Day of September 2019  
  
\_\_\_\_\_  
Chief Solicitor

AMENDMENTS TO COUNCIL BILL 19-0402  
(1<sup>st</sup> Reader Copy)



By: Land Use Committee

**Amendment No. 1**

On page 1, in line 21, strike “condition that the” and substitute “following conditions”:

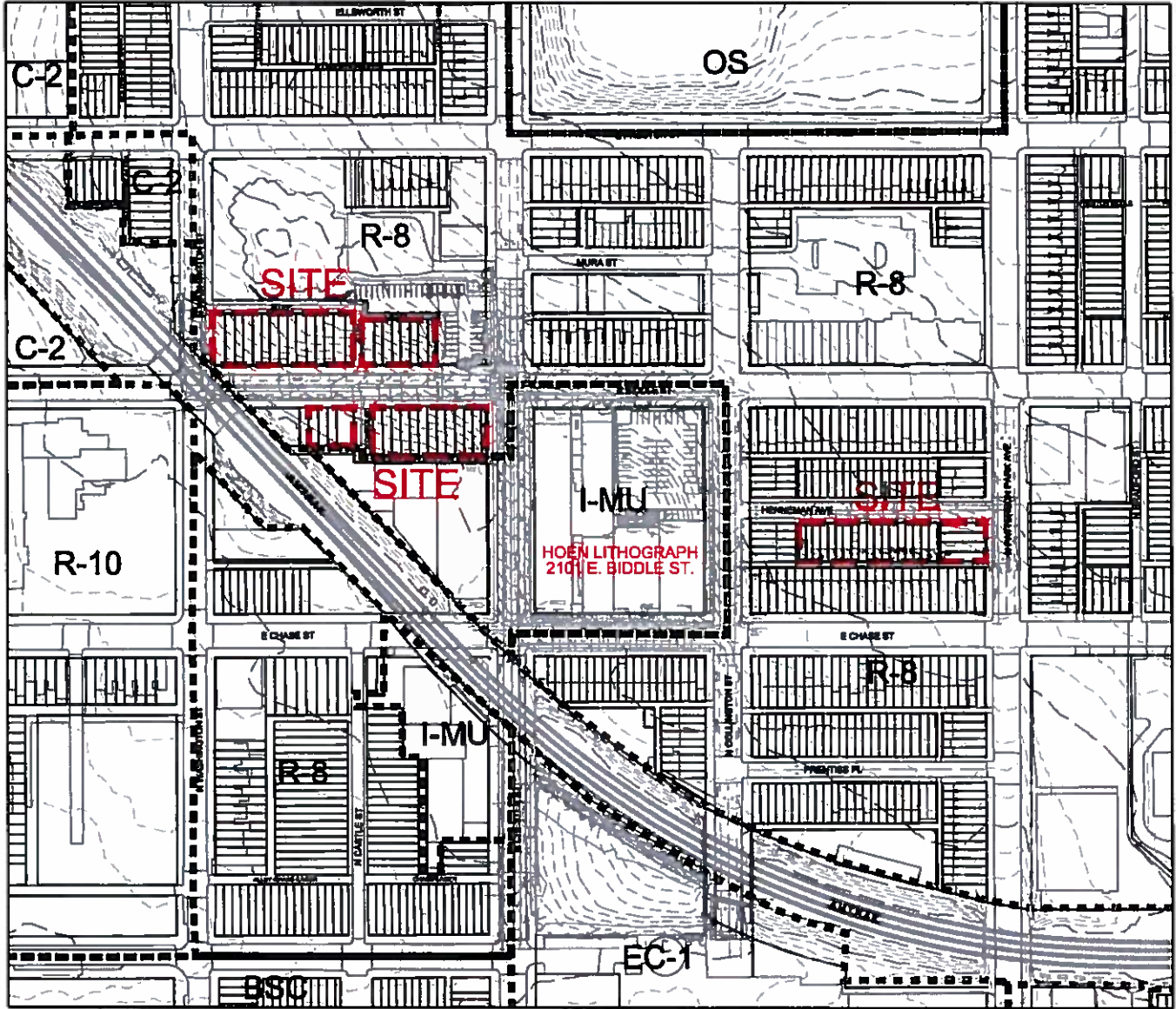
1. The site plan entitled “Hoen Lithograph Off-Site Parking/Site Plan for Conditional Use Ordinance”, dated June 25, 2019, prepared by STV Incorporated, which includes separate plans for each of the 3 off-street parking lots, is attached to and made part of this Ordinance.
2. The”;

and, on page 1, in line 21, before “comply”, insert “must”.

**ADOPTED**

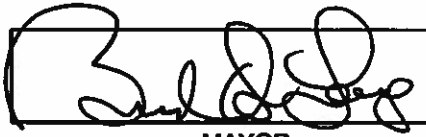


**SHEET NO. XX OF THE ZONING DISTRICT MAP  
OF THE BALTIMORE CITY ZONING CODE**



**NOTE:**

THE APPLICANT REQUESTS, FOR THE PURPOSE OF PERMITTING, SUBJECT TO CERTAIN CONDITIONS, THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF OPEN OFF-STREET PARKING AREAS TO SERVE THE HOEN LITHOGRAPH BUILDING ON THE PROPERTIES AS OUTLINED HEREON IN RED.

  
MAYOR

  
PRESIDENT CITY COUNCIL

PLAT PREPARED BY:



**STV INCORPORATED**  
7125 AMBASSADOR ROAD, STE 200  
BALTIMORE, MD 21244

APPLICANT

**2101 EAST BIDDLE STREET, LLC**  
2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

C/O ADAM RHOADES-BROWN  
PHONE: (443) 577-4388

PLAT TO ACCOMPANY CONDITIONAL USE

**HOEN LITHOGRAPH**

2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

WARD: 8 SECTION: \* BLOCK: \* LOT: \*  
\* SEE CONDITIONAL USE BILL

SCALE: 1"=250'

DATE: JUNE 1, 2019

402





**BALTIMORE CITY COUNCIL  
LAND USE COMMITTEE  
VOTING RECORD**

DATE: August 28, 2019

BILL#: 19-0402

BILL TITLE: Zoning - Conditional Use Parking Lots - Hoen Lithograph Building

MOTION BY: Clark      SECONDED BY: Stokes

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                 WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, Shannon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input 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>	<u>7</u>	<u>1</u>		

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



# LAND USE COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

### City Council Bill No.19-0402

#### Zoning - Conditional Use Parking Lots - Hoen Lithograph Building

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety or welfare. This project was approved by the Site Plan Review Committee on July 3, 2019. The site plans approved for the properties would include landscaping to buffer the parking lots from homes across the street, and planting by the developer of street trees as specified in approved drawings. As the total lot area requires it, there will be a stormwater management plan supporting developing the parking lots for the proposed 175-200 parking spaces.

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

The use would not be precluded by any other law, including two Urban Renewal Plans for the area where these parking lots would be placed.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The authorization would not be contrary to the public interest; in fact, it would advance the public interest by supporting re-activation of the Hoen Lithograph building as a center for co-working and innovation in East Baltimore.

According to the Planning Department, the proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn

Goal 1: Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Business in all Growth Sectors. The properties, once open off-street parking areas have been authorized, will serve to provide parking for future tenants of the Hoen Lithograph Building, which would help establish and maintain the viability of the retail and office mixed-use redevelopment as both a goods and services provider and an employment center.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code for the following reasons:

Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, where applicable (fill out all that are *only relevant*):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed sites, including their size and shape, are adequate for their proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There will be no negative impact to traffic patterns.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during July of 2019. The PABC has determined that this legislation will not have a negative impact on parking in the area. The project will include 205 vehicular parking spaces that will be provided across four parking lots around the Hoen Lithograph Building. Parking Lot D will include 26 spaces where 8 are handicap spaces (4 van accessible). This meets the minimum number of required accessible parking spaces. The site is not located on a block where the PABC administers any on-street parking programs. Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0402.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of these lots or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to these premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use will not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is consistent with the provisions of applicable urban renewal plans.

- (12) all applicable standards and requirements of this Code;

The proposed use meets all other applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

(14)

The proposed use is consistent with the intent and purpose of the Zoning Code.

(15) any other matters considered to be in the interest of the general welfare.

Is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Report

- Planning Commission, Chris Ryer, Director – Memorandum Dated July 12, 2019
- Department of Planning Staff Report – Dated July 11, 2019

Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Staff, Planning Commission
- Ms. Ashley Brown, Department of Law
- Mr. Nicholas Blendy, Office of the Mayor
- Mr. Luis Cardona, Baltimore Development Corporation
- Mr. Bob Pipik, Department of Housing and Community Development
- Mr. Arco Sen, Parking Authority of Baltimore City

Written – Submitted by: (Include documents that have relevant facts only)

- Mr. Peter Little, Parking Authority of Baltimore City, Memorandum Dated July 29, 2019
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals, Memorandum Dated July 30, 2019

**LAND USE COMMITTEE:**

  
Chairman

  
Member

  
Member

  
Member

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Member

*Mary Pat Clarke*

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Member

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Member

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Member





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

**City Council Bill No.: 19-0402**

*Today's Date: August 8, 2019*



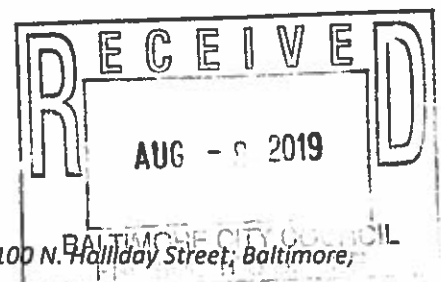
**Address: 2201 thru 2235 Henneman Avenue, 1100 thru 1106 North Patterson  
Park Avenue**

**Date Posted: August 7, 2019**

**Name: John Renner**

**Address: 2400 Boston Street, Suite 404. Baltimore MD 21224**

**Telephone: (443) 440-0778**



- Email to: [Natawnab.Austin@baltimorecity.gov](mailto: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



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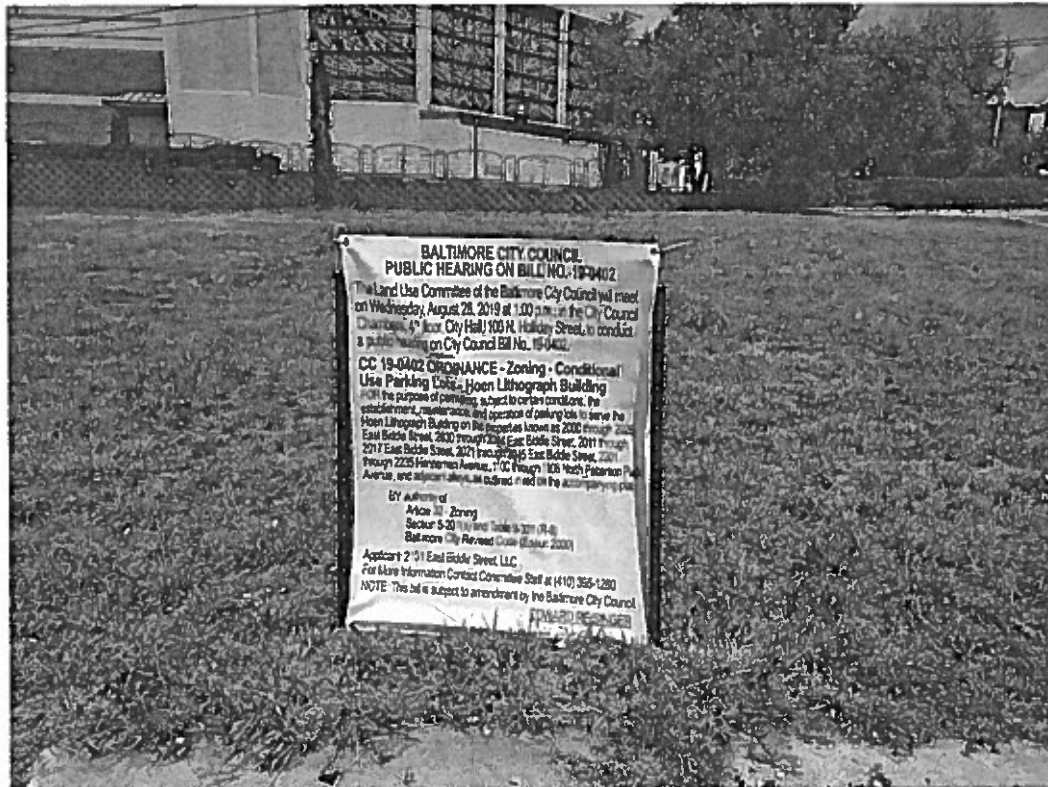
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**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.: 19-0402**

*Today's Date: August 8, 2019*



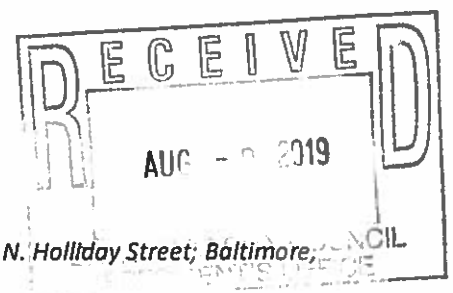
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**Baltimore City Council  
Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: August 8, 2019*



**Address: 2011 thru 2017 East Biddle Street, 2021 thru 2045 East Biddle Street**

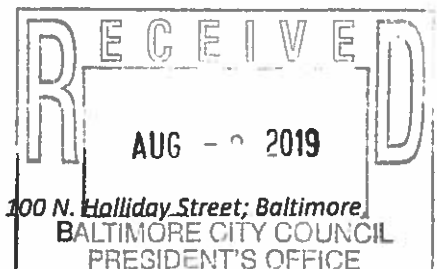
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FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE  MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0402		

TO: Mayor Bernard C. "Jack" Young  
TO: Land Use Committee  
FROM: Department of Transportation  
POSITION: Defer to Planning Department  
RE: Council Bill – 19-0402

DATE: 8/20/19

**INTRODUCTION** – Zoning - Conditional Use Parking Lots - Hoen Lithograph Building

**PURPOSE/PLANS** – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

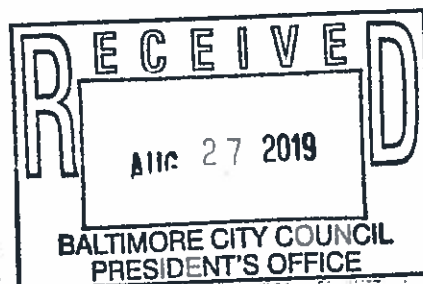
**COMMENTS** – This bill will allow for the operation of a surface parking lot to support redevelopment efforts associated with the historic Hoen Lithograph Building. Surface parking lots require a conditional use in R-8 zoning districts, per the city’s zoning code. The passage of this bill is not expected to have any operational or fiscal impact on the Department of Transportation, though surface level parking lots tend to counter efforts to make nearby streets more walkable and less auto-centric.

**AGENCY/DEPARTMENT POSITION** – The Department of Transportation is deferring to the Planning Department for City Council Bill 19-0402.

If you have any questions, please do not hesitate to contact Liam Davis via email at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or by phone (410) 545-3207.

Sincerely,

  
Steve Sharkey  
Director



*defers to Dept of Planning*




873

374





<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0402 / ZONING - CONDITIONAL USE PARKING LOTS - HOEN LITHOGRAPH BUILDING		

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

DATE: July 12, 2019

At its regular meeting of July 11, 2019, the Planning Commission considered City Council Bill #19-0402, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #19-0402 and adopted the following resolution, eight members being present (seven in favor, and the Chairman abstaining):

**RESOLVED**, That the Planning Commission finds, in accordance with subsections 5-406(a) and 5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

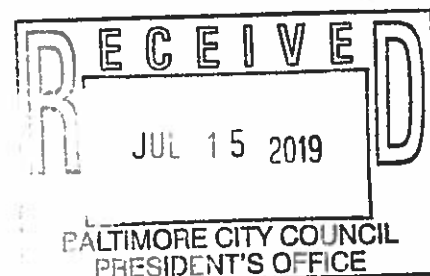
- would not be detrimental to or endanger the public, health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest;
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in subsection 5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

**RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #19-0402 be amended and approved by the City Council.

If you have any questions, please contact Mr. Martin French of the Land Use and Urban Design Division at 410-396-1354.

CR/ewt

Attachment





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•



Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

July 11, 2019

**REQUEST:** City Council Bill #19-0402 – Zoning – Conditional Use Parking Lots – Hoen Lithograph Building

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Amendment, and Approval as amended.

Amendment: That the site plan titled "Hoen Lithograph Off-Site Parking/ Site Plan for Conditional Use Ordinance" dated June 25, 2019 prepared by STV Incorporated, which includes separate plans for each of three off-street parking lots, is attached to and made part of this legislation.

**STAFF:** Martin French

**PETITIONERS:** Councilmembers Stokes, Sneed, and Henry, at the request of 2101 East Biddle LLC

**OWNER:** 2101 East Biddle LLC

#### **SITE/GENERAL AREA**

Site Conditions: These properties are located east of Washington Street and west of Patterson Park Avenue. Collectively they form three off-street parking areas: one covering three-quarters of the block on the north side of Biddle Street from its intersection with Washington Street eastward towards Chester Street; one covering two-thirds of the block on the south side of Biddle Street from the railroad embankment at Washington Street eastward to Chester Street; and one opening on to the west side of Patterson Park Avenue midway between Biddle and Chase Streets, covering three-quarters of the block on the south side of Henneman Avenue. The properties are currently unimproved, and located in the R-8 General Residence District, the Broadway East Urban Renewal Plan and the Middle East Urban Renewal Plan areas, and the Baltimore East/ South Clifton Park National Register Historic District.



**General Area:** The properties are located where the Broadway East and Middle East neighborhoods meet, and are parts of the Broadway East and the Middle East Urban Renewal Plan areas. The combined area is predominantly residential, with a mix of single-family row-housing and some multiple-family dwellings. To the southwest and south of these properties is the Northeast Corridor Amtrak railroad to Philadelphia and New York. Much of the area to the east and north of the Hoen Lithograph Building, around which these parking lot sites are being located, is primarily row-housing.

## **HISTORY**

The Broadway East Urban Renewal Plan was established by Ordinance no. 156, dated July 6, 1988. This Plan was last amended by its Amendment no. 6 dated May 14, 2018, approved by the Mayor and City Council by Ordinance no. 18-185 dated November 9, 2018. The Plan authorized acquisition and disposition for redevelopment of the properties known as 2000 through 2028 East Biddle Street, and 2030 through 2038 East Biddle Street. Its most recent amendment extended the authority to acquire properties in the Urban Renewal Area (Project Area) through and including December 31, 2022.

The Middle East Urban Renewal Plan was established by Ordinance no. 1202, dated November 30, 1979. This Plan was last amended by its Amendment no. 13, approved by the Mayor and City Council by Ordinance no. 18-190 dated November 9, 2018. The Plan authorized acquisition and disposition for redevelopment of the properties known as 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, and 1100 through 1106 North Patterson Park Avenue. Its most recent amendment extended the authority to acquire properties in the Urban Renewal Area (Project Area) through and including December 31, 2022.

These two Urban Renewal Plans were joined in purpose in the East Baltimore Development Initiative by companion amendments approved by the Mayor and City Council on December 5 and 19, 2002.

The Baltimore East/ South Clifton Park Historic District was certified to the National Register of Historic Places on December 27, 2002.

## **CONFORMITY TO PLANS**

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 1: Retain and Attract Business in all Growth Sectors. The properties, once open off-street parking areas have been authorized, will serve to provide parking for future tenants of the Hoen Lithograph Building, which would help establish and maintain the viability of the retail and office mixed-use redevelopment as both a goods and services provider and an employment center.



The proposed action is also consistent with the objectives of the Broadway East Urban Renewal Plan and the Middle East Urban Renewal Plan, specifically:

- To eliminate blighting influences through a combination of clearance for new development and rehabilitation of basically sound structures (Broadway East, Objective 2.b); and
- To make every effort to preserve identified historic structures (Broadway East, Objective 2.f); and also,
- Protecting the area from blighting influences (Middle East, Objective 2.a.), and
- Bringing about a general physical improvement in the area (Middle East, Objective 2.d.) because it would simultaneously re-use three groups of vacant lots that formerly had abandoned buildings on them, and assist in maintaining the viability of the re-invented Hoen Lithograph Building, a local landmark and an employment center serving both Urban Renewal areas.

### **ANALYSIS**

**Project:** The Hoen Lithograph Building developer would like to use these three groups of properties as parking lots for its tenants' staff, patrons, and visitors' use. The unpaved portions of each site will be provided with landscaping and trees, and will be a visual amenity for area residents and visitors. The Hoen & Company Center for Neighborhood Innovation is set to open later this year. This redevelopment will provide approximately 85,000 square feet of office, program and retail space suitable for leasing by housing developers and other non-profit organizations, social enterprises, and researchers, and retail amenities such as a café for which raw material could come from the Baltimore Food Hub three blocks northwest of this building.

**Site Plan Review Committee (SPRC):** This project was approved by the SPRC on July 3, 2019. The site plans approved for the properties would include landscaping to buffer the parking lots from homes across the street, and planting by the developer of street trees as specified in approved drawings. As the total lot area requires it, there will be a stormwater management plan supporting developing the parking lots for the proposed 175-200 parking spaces. The developer will also make arrangements with the Israel Baptist Church for sharing the up to 70 parking spaces on the north side of the 2000 block of East Biddle Street. A second parking lot to be created opposite it, on the south side of the 2000 block of East Biddle Street, is planned to provide all of the handicapped parking spaces required in support of the various uses of the Hoen Lithograph Building since it is the lot that would be closest to the building's handicapped-accessible entrance.

**Conditional Use:** Article 32, the Zoning Code {"Approval standards"} states (§ 5-406) as limited criteria for denying:

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:





- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

The establishment, location, and operation of these three sites, which would be made from the groups of properties identified in City Council Bill 19-0402, as open off-street parking lots would not be detrimental to or endanger public health, safety, or welfare. The proposed parking lot use is not precluded by either of the two Urban Renewal Plans for the area where these parking lots would be placed. The proposed authorization would not be contrary to the public interest; in fact, it would advance the public interest by supporting re-activation of the Hoen Lithograph Building as a center for co-working and innovation in East Baltimore. Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed § 5-406(b) {"Required considerations"} of Article 32 – Zoning, and find that the proposed use meets these additional criteria for approval of a conditional use:

1. The nature of the proposed sites, including their size and shape, are adequate for their proposed use;
2. There will be no negative impact to traffic patterns;
3. The proposed use will not impair the present and future development of these lots or the surrounding area;
4. There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
5. There is adequate accessibility of the premises to emergency vehicles;
6. There is adequate light and air to these premises and to properties in the vicinity;
7. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
8. The proposed use will not interfere with preservation of cultural and historic landmarks and structures;
9. The proposed use would not alter the character of the neighborhood;
10. The proposed use is consistent with provisions of the City's Comprehensive Master Plan;
11. The proposed use is consistent with the provisions of applicable urban renewal plans;
12. The proposed use meets all other applicable standards and requirements of the Zoning Code;
13. The proposed use is consistent with the intent and purpose of the Zoning Code; and
14. Is consistent with any other matters that may be considered to be in the interest of the general welfare.



**Notification:** The New Broadway East Community Association, Collington Square Association, Southern Baptist Community Development Corporation, American Communities Trust (operator of the Baltimore Food Hub), Israel Baptist Church, Historic East Baltimore Community Action Coalition (HEBCAC), East Baltimore Development Inc. (EBDI), and Councilwoman Sneed and Councilmen Stokes and Henry were notified of this action.

A handwritten signature in black ink, appearing to read "Chris Ryer". The signature is fluid and cursive, with the first name "Chris" and the last name "Ryer" clearly distinguishable.

**Chris Ryer**  
**Director**



CITY OF BALTIMORE



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Suite 922  
Baltimore, Maryland 21202

~~June 29, 2019~~  
July 30

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

Re: **CC Bill #19-0402 Zoning – Conditional Use Parking Lots – Hoen Lithograph  
Building**

Ladies and Gentlemen:

City Council Bill No. 19-0402 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. 19-0402 is to permit, subject to certain conditions, the  
establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building  
on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle  
Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through  
2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys.

The BMZA has reviewed the legislation and recommends approval of City Council Bill No.  
19-0402.

Sincerely,

Derek J. Baumgardner  
Executive Director

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

A



CITY OF BALTIMORE

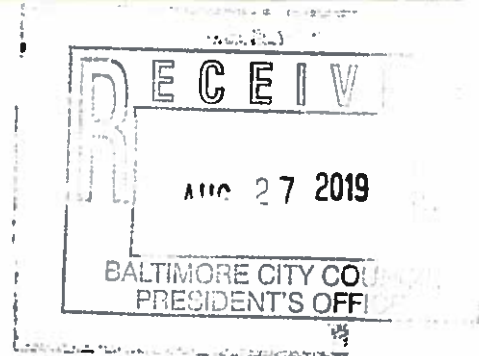
BERNARD C. "JACK" YOUNG  
Mayor



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

August 27, 2019

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 19-0402 - Zoning - Conditional Use Parking Lots<sup>L</sup> - Hoen  
Lithograph Building

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-402 for form and legal sufficiency. The bill permits, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030-2044, 2011-2017, and 2021-2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 100 through 1006 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

This property is zoned R-8, which requires parking lots as a principal use to be approved by ordinance. City Code, Art. 32, Table 9-301. Under the City Code, approval of a conditional use must be based on a finding that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Art. 32, § 5-406(a). Moreover, the finding must be guided by 14 "considerations" involving such things as the "nature of the surrounding area and the extent to which the proposed use might impair its present and future development": "the resulting traffic patterns and adequacy of proposed off-street parking"; etc. See Art. 32, § 5-406(b).

A bill that would authorize a conditional use is classified as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's

Approves



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passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* Art. 32 § 5-507.

In conclusion, if the City Council establishes the facts that will allow the bill to be lawfully adopted and all other procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Ashlea H. Brown  
Assistant Solicitor

cc: Andre M. Davis, City Solicitor  
Nicholas Blendy, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Victor Tervalá, Chief Solicitor





**MEMORANDUM**

**DATE:** August 14, 2019  
**TO:** Land Use Committee  
**FROM:** Colin Tarbert, President and CEO *Colin Tarbert*  
**POSITION:** Support  
**SUBJECT:** 19-0402 Zoning – Conditional Use Parking Lots – Hoen Lithograph Building

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**INTRODUCTION**

The Baltimore Development Corporation (BDC) has been asked to review and respond to City Council Bill 19-0402, the purpose of which is the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys.

**PURPOSE**

The intended use of the properties is surface parking lots for the tenants and visitors of the Hoen Lithograph building.

**BRIEF HISTORY**

Most of the aforementioned properties are currently vacant lots.

**FISCAL IMPACT**

None

**AGENCY POSITION**

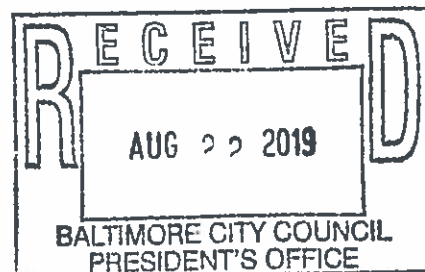
BDC supports the approval of City Council Bill #19-0402.

If you have any questions, please do not hesitate to contact Kim Clark at [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com) and 410-837-9305.

cc: Jeffrey Amoros

[mjf]

*Favorable*







BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna B. Austin

From: Michael Braverman, Housing Commissioner

Date: August 28, 2019

Re: **City Council Bill 19-0402: Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0402, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys.

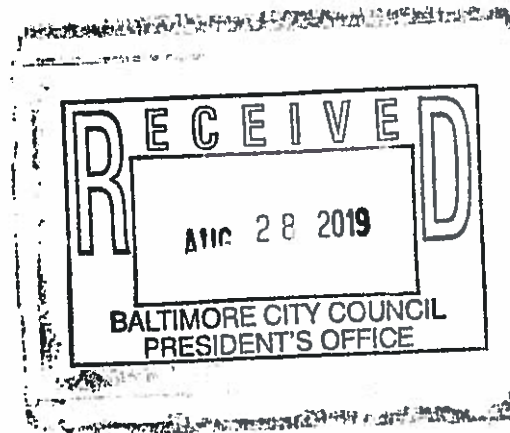
If enacted, this would allow the applicant to construct surface parking at five locations in the R-8 zoning district near the Hoen Lithograph Building. These parking lots will be used by visitors, patrons, and staff of the Hoen Lithograph Building redevelopment.

The Planning Commission concurred with its Departmental staff report and recommended approval of the bill, with a technical amendment.

DHCD agrees with the Planning Department and supports passage of City Council Bill 19-0402.

MB:td

Mr. Nicholas Blandy, *Mayor's Office of Government Relations*  
Mr. Eric Tiso, *Department of Planning*





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TRANSMITTAL MEMO

TO: Council President Brandon M. Scott  
FROM: Peter Little, Executive Director  
DATE: July 29, 2019  
RE: City Council Bill 19-0402



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

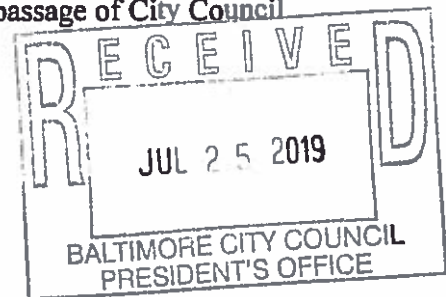
I am herein reporting on City Council Bill 19-0402 introduced by Councilmembers Stokes, Sneed, and Henry at the request of 2101 East Biddle Street, LLC.

The purpose of this bill is for permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during July of 2019. The PABC has determined that this legislation will not have a negative impact on parking in the area. The proposed development of the parking lots is located within the (R-8) Rowhouse Residential and (EC-1) Educational Campus Districts. According to Article 32 of the Baltimore City Zoning Code, a parking lot in the R-8 district would require approval by Ordinance of the Mayor and City Council. The development of the parking lot in the EC-1 district is permitted.

The project will include 205 vehicular parking spaces that will be provided across four parking lots around the Hoen Lithograph Building. Parking Lot D will include 26 spaces where 8 are handicap spaces (4 van accessible). This meets the minimum number of required accessible parking spaces. The site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0402.



*Does not oppose*





# City of Baltimore

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

## Meeting Minutes - Final

### Land Use Committee

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Wednesday, August 28, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0402

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

**Present** 8 - Edward Reisinger, Shannon Sneed, Mary Pat Clarke, Ryan Dorsey, Sharon Green Middleton, Leon F. Pinkett III, Robert Stokes Sr., and Eric T. Costello

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

##### 19-0402

##### **Zoning - Conditional Use Parking Lots - Hoen Lithograph Building**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

**Sponsors:** Robert Stokes, Sr., Shannon Sneed, Bill Henry

**A motion was made by Clarke, seconded by Stokes, Sr., that the bill be recommended favorably with amendment. The motion carried by the following vote:**

**Yes:** 7 - Reisinger, Sneed, Clarke, Middleton, Pinkett III, Stokes Sr., and Costello

**No:** 1 - Dorsey

#### **ADJOURNMENT**





**HEARING NOTES**

**Bill: 19-0402**

**Zoning - Conditional Use Parking Lots - Hoen Lithograph Building**

**Committee:** Land Use

**Chaired By:** Councilmember Edward Reisinger

**Hearing Date:** August 28, 2019

**Time (Beginning):** 1:00 PM

**Time (Ending):** 1:18 PM

**Location:** Clarence "Du" Burns Chamber

**Total Attendance:** ~20

**Committee Members in Attendance:**

Reisinger, Edward - Chairman

Sneed, Shannon – Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Middleton, Sharon

Pinkett, Leon

Stokes, Robert

- 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:**.....Councilmember Clarke

**Seconded by:**.....Councilmember Stokes

**Final Vote:**.....Favorable with Amendment

## Major Speakers

*(This is not an attendance record.)*

- Ms. Martin French, Department of Planning
- Liam Davis, Department of Transportation
- Mr. Nicholas Blendy, Office of the Mayor
- Mr. Ashley Brown, Department of Law
- Mr. Luis Cardona, Baltimore Development Corporation
- Mr. Bob Pipik, Department of Housing and Community Development
- Mr. Arco Sen, Parking Authority of Baltimore City

## Major Issues Discussed

1. Councilmember Reisinger read the bill's number, title, purpose and public notice certification.
2. Councilman Stokes provided background information about the purpose of the bill.
3. Mr. Martin French presented the Planning Commission's recommendation of favorable with amendments. The amendment would make the site plans for the parking lot part of the ordinance. He also provided testimony about the required considerations, outlined in Article 32, Section 5-406, that support the Planning Commission's findings and recommendation for approval of the bill. The Planning Department's staff recommended that the bill be amended and approved
4. Councilmember Dorsey wanted to know how the Planning Department determines whether the project would have a negative impact on the health, wellness and safety of a community. Mr. French responded that the determination is based upon an assessment of the existing use of the building and then whether the proposed project would reduce any of the assessed criteria. Councilmember Dorsey also asked whether the plans reflect any mitigation of the effect of asphalt lots which are sometimes referred to as "heat islands." Mr. French responded that the lots are asphalt with landscaping which helps to mitigate the effect asphalt would have on the lot.
5. There was a discussion about stormwater management as part of the parking lot plan.
6. Councilmember Dorsey also asked representatives of Baltimore Development Corporation and Department of Housing and Community Development why their agency reports did not reflect a fiscal impact statement. Each agency responded that although the fiscal impact was not enumerated the project would add value to the community.
7. Agency representatives confirmed the agency's position on the bill.
8. The committee approved the findings of facts.
9. The committee approved amendments and voted to recommend the bill favorable as amended.
14. The hearing was adjourned.

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## Further Study

Was further study requested?

Yes  No

If yes, describe.

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**Committee Vote:**

Reisinger, Edward, Chairman..... **Yea**  
Sneed, Shannon, Vice Chair..... **Yea**  
Clarke, Mary Pat..... **Yea**  
Costello, Eric ..... **Yea**  
Dorsey, Ryan ..... **Nay**  
Middleton, Sharon ..... **Yea**  
Pinkett, Leon..... **Yea**  
Stokes, Robert: ..... **Yea**

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Jennifer L. Coates, Committee Staff



Date: August 28, 2019

cc: Bill File  
OCS Chrono File



# City of Baltimore

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

## Meeting Agenda - Final

### Land Use Committee

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Wednesday, August 28, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0402

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

##### 19-0402

##### **Zoning - Conditional Use Parking Lots - Hoen Lithograph Building**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

##### Sponsors:

Robert Stokes, Sr., Shannon Sneed, Bill Henry

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**







**BALTIMORE CITY COUNCIL  
LAND USE COMMITTEE**

**Mission Statement**

***On behalf of the Citizens of Baltimore City, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.***

**The Honorable Edward Reisinger  
Chairperson**

**PUBLIC HEARING**

**Wednesday, August 28, 2019**

**1:00 PM**

**Clarence "Du" Burns Council Chambers**

***City Council Bill # 19-0402***

***Zoning - Conditional Use Parking Lots - Hoen Lithograph Building***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
Danielle McCray  
*Staff: Marguerite Currin*

### CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair  
Isaac "Yitzy" Schleifer – Co-  
chair  
Sharon Green Middleton  
*Staff: Samuel Johnson*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Leon Pinkett  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HEALTH

Kristerfer Burnett – Chair  
Bill Henry - Vice Chair  
Mary Pat Clarke  
Edward Reisinger  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Murray*

### HOUSING AND URBAN

#### AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice  
Chair  
Kristerfer Burnett  
Zeke Cohen  
Ryan Dorsey  
Bill Henry  
Shannon Sneed  
*Staff: Richard Krummerich*

### JUDICIARY

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Shannon Sneed  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Mary Pat Clarke  
Bill Henry  
Danielle McCray  
*Staff: Samuel Johnson*

### LEGISLATIVE INVESTIGATIONS

Kristerfer Burnett – Chair  
Danielle McCray – Vice Chair  
Ryan Dorsey  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Matthew Peters*

### LAND USE

Edward Reisinger - Chair  
Shannon Sneed – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Sharon Green Middleton  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair  
Kristerfer Burnett – Vice Chair  
Zeke Cohen  
Danielle McCray  
Leon Pinkett  
Shannon Sneed  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Danielle McCray – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
*- Larry Greene (pension  
only)*

### TRANSPORTATION

Ryan Dorsey – Chair  
Leon Pinkett – Vice Chair  
John Bullock  
*Staff: Jennifer Coates*



## BILL SYNOPSIS

Committee: Land Use

Bill 19-0402

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### Zoning - Conditional Use Parking Lots - Hoen Lithograph Building

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**Sponsor:** Councilmembers Stokes, Sneed, Henry  
**Introduced:** June 24, 2019

**Purpose:**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

**Effective:** 30<sup>th</sup> day after date of enactment

**Hearing Date/Time/Location:** August 28, 2019 /1:00 p.m./Clarence "Du" Burns Chambers

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### Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
Department of Law	
Parking Authority of Baltimore City	Does Not Oppose
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable

## Analysis

### Current Law

Article 32 – Zoning; Section 5-201(a) and Table 9-301 (R-8); Baltimore City Revised Code; (Edition 2000)

### Background

If approved, Bill 19-0402 would permit, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as:

- 2000 through 2028 East Biddle Street,
- 2030 through 2044 East Biddle Street,
- 2011 through 2017 East Biddle Street,
- 2021 through 2045 East Biddle Street,
- 2201 through 2235 Henneman Avenue
- 1100 through 1106 North Patterson Park Avenue, and
- adjacent alleys.

The property is currently zoned residential R-8 and lies within the Broadway East Urban Renewal Plan and the Middle East Urban Renewal Plan areas. The properties are also situated within the Baltimore East/South Clifton Park National Register Historic District. The area is predominantly residential.

The applicant and owner of the properties is 2101 East Biddle Street, LLC. The applicant intends to use the properties as three conditional use, off-street parking areas (see the Plat attached). The lots will be used by staff, patrons, and visitors of the Hoen Lithograph Building. Israel Baptist Church will share up to 70 parking spaces on the parking lot located on the north side of the 2000 block of East Biddle Street. Handicapped parking will be provided on the lot closest to the building (on the south side of the 2000 block of East Biddle Street). There are no contracts contingent on passage of the bill.

The Hoen & Company Center for Neighborhood Innovation, which will provide 85,000 square feet of office and retail space, should be completed and ready to open later this year. The Site Plan Review Committee has approved the project. Landscaping and trees will be used to buffer the parking lots from nearby homes.

## Amendments

The Department of Planning has proposed an amendment for the bill which makes the site plans for the three (3) parking lots part of the ordinance. (*see attached*).

---

## **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency reports

---

Analysis by: Jennifer L. Coates  
Analysis Date: August 23, 2019

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 19-0402  
(First Reader)**

---

Introduced by: Councilmembers Stokes, Sneed, Henry

At the request of: 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

Introduced and read first time: June 24, 2019

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
4 operation of parking lots to serve the Hoen Lithograph Building on the properties known as  
5 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through  
6 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235  
7 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as  
8 outlined in red on the accompanying plat.

9 BY authority of

10 Article 32 – Zoning

11 Section 5-201(a) and Table 9-301 (R-8)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is authorized for the establishment, maintenance, and operation of parking lots  
16 serving the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle  
17 Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021  
18 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106  
19 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the plat accompanying  
20 this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301  
21 (R-8), subject to the condition that the parking lots comply with all federal, state, and local  
22 licensing and certification requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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



# CITY OF BALTIMORE

## CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use

Chairperson: Edward Reisinger

Date: August 28, 2019

Time: 1:00 p.m.

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Zoning - Conditional Use Parking Lots - Hoen Lithograph Building

CC Bill Number: 19-0402

**PLEASE PRINT<sup>2</sup>**

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	<b>TESTIFY</b>	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Martin	French		Planning		martin.french@baltimorecity.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alyssa	DONZEL	300	BALLOTT PLAN, 300E. CONNELL # 21202			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(\*) 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. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



CITY OF BALTIMORE  
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use | Chairperson: Edward Reisinger  
Date: August 28, 2019 | Time: 1:00 p.m. | Place: Clarence "Du" Burns Chambers  
Subject: Ordinance - Zoning - Conditional Use Parking Lots - Hoen Lithograph Building | CC Bill Number: 19-0402

PLEASE PRINT<sup>2</sup>

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
John	RENNER		CSP	21214	JRemmen@CROSSINGPARTNERS.COM							<input type="checkbox"/>

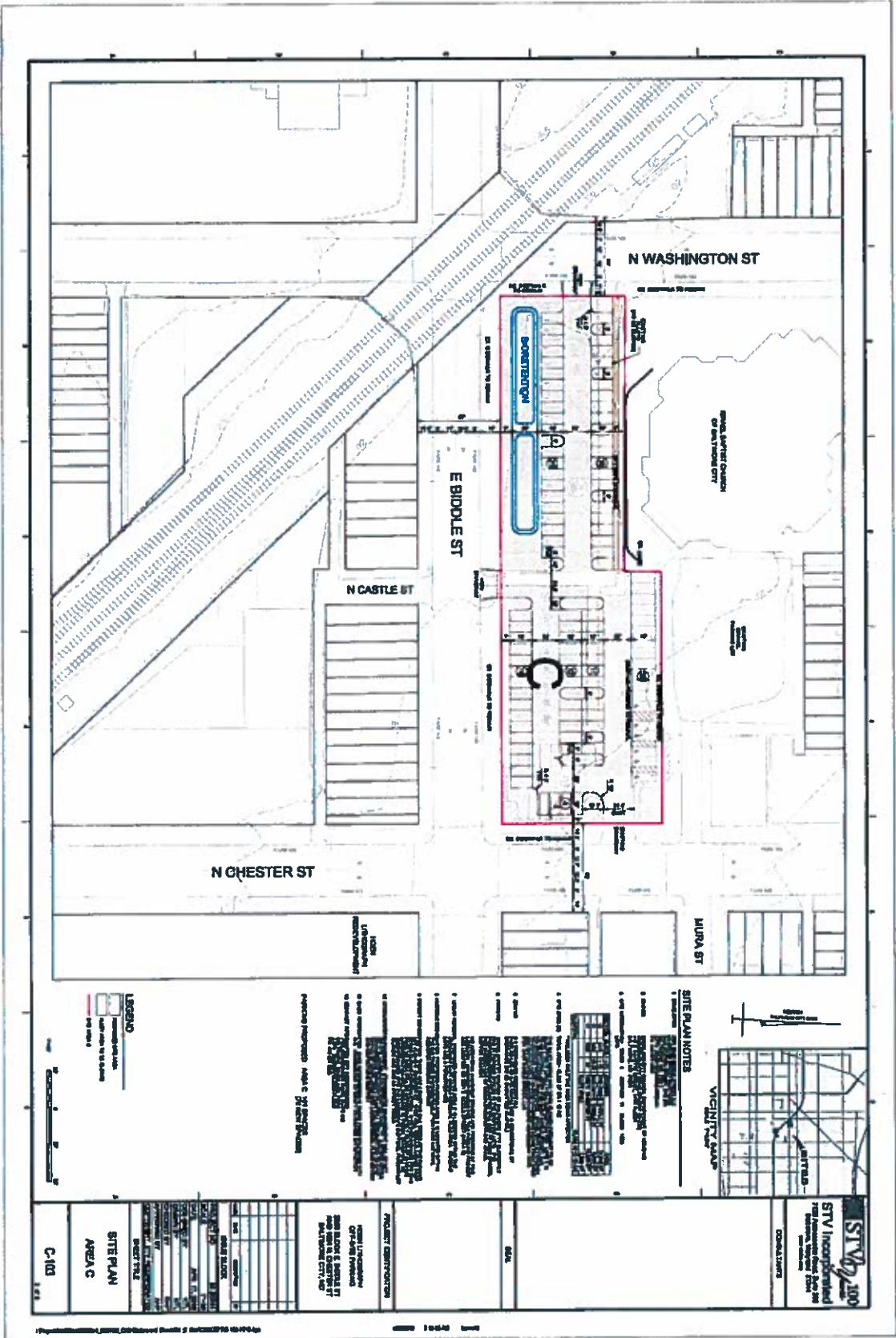
(\* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

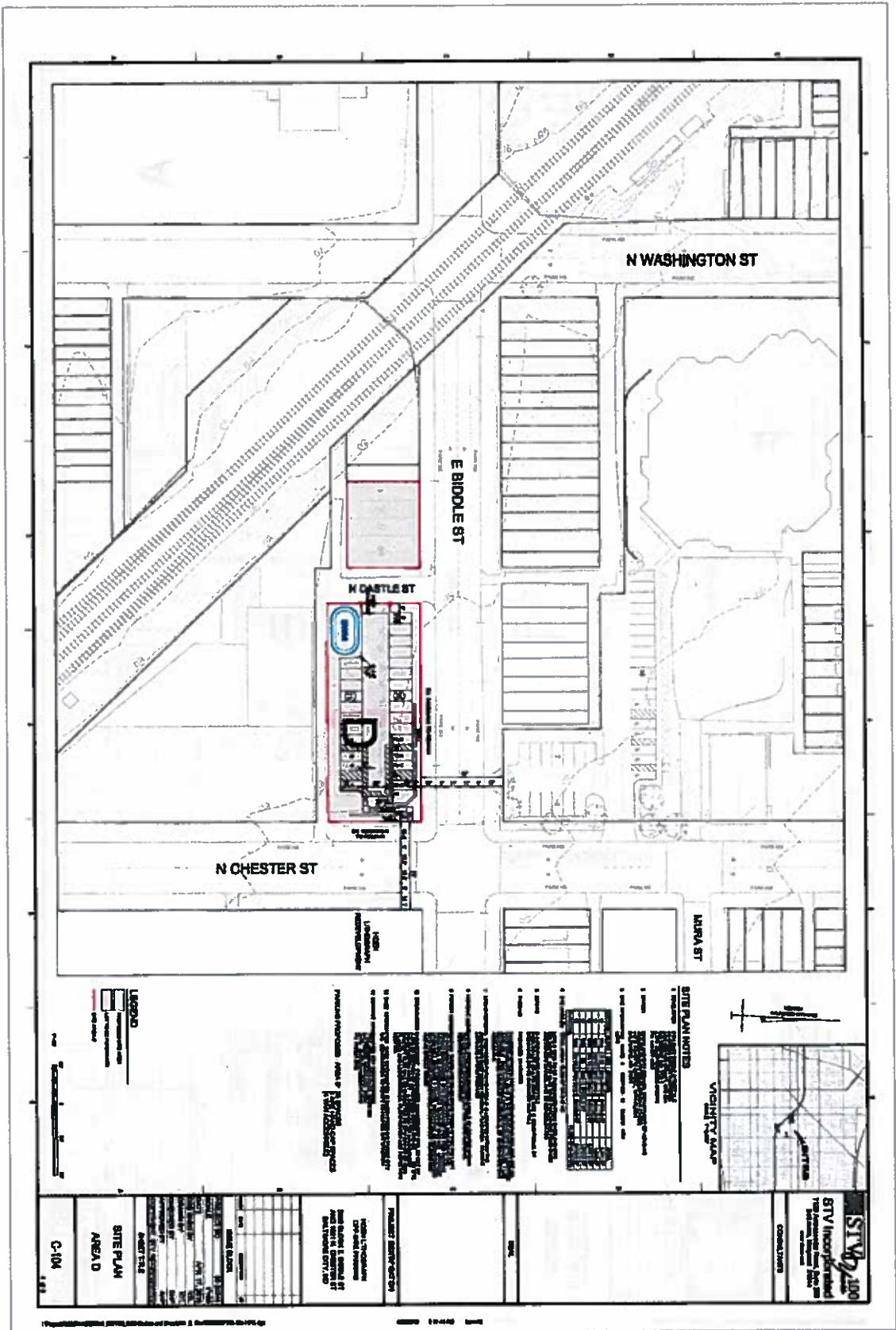


**Council Bill 19-0402**

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.





N WASHINGTON ST

E BIDDLE ST

N CASTLE ST

N CHESTER ST

MARSA ST

**SITE PLAN NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DISTANCES ARE MEASURED FROM THE CORNER OF THE LOT.
4. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48 INCHES.
5. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
6. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
7. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
8. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
9. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
10. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND GUTTERS.

**LEGEND**

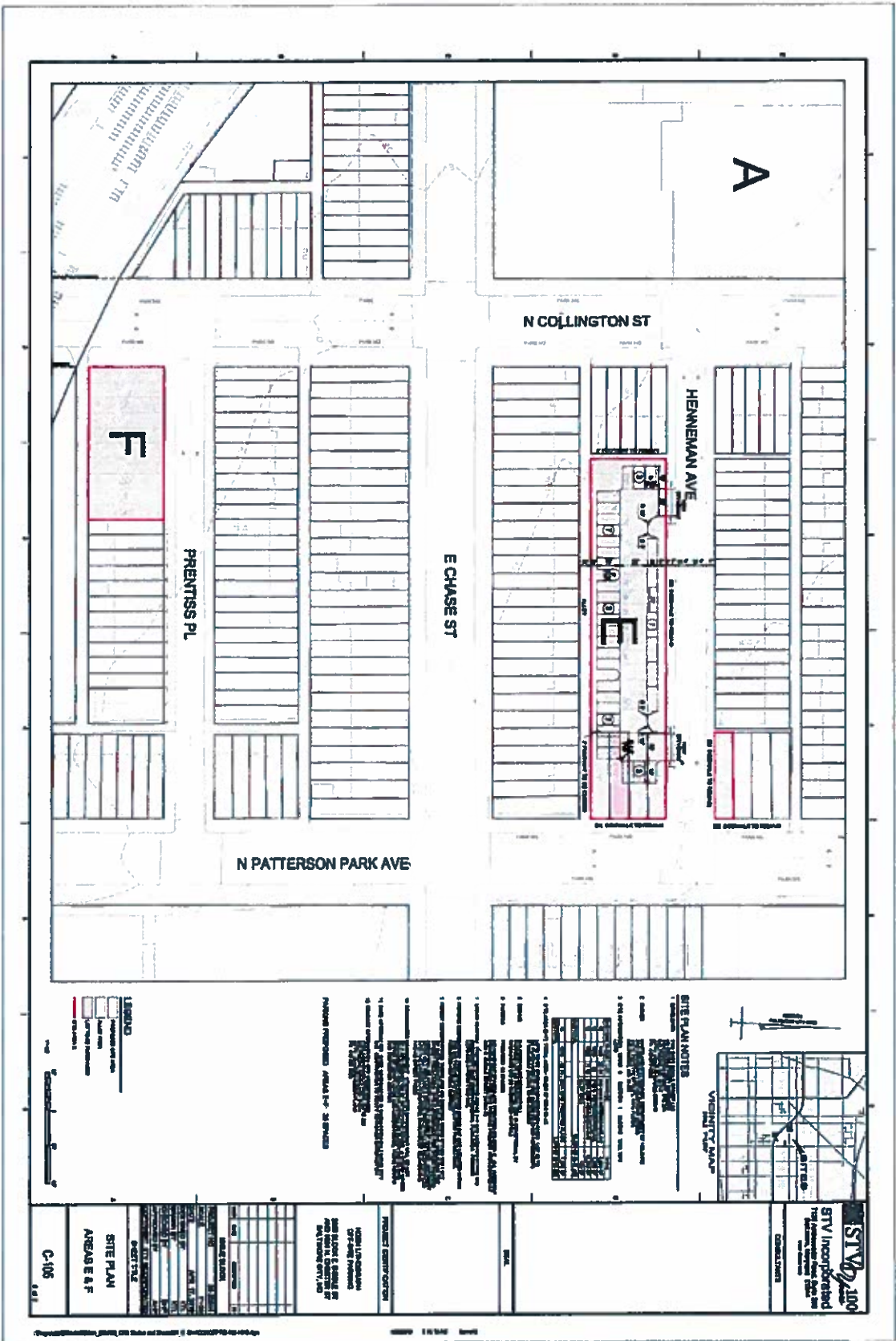
- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED DRIVEWAYS
- PROPOSED DRIVEWAYS
- PROPOSED DRIVEWAYS



**STV 100**  
 RTV Incorporated  
 201 Park Lane, Suite 200  
 Raleigh, NC 27601  
 CONSULTING

NO.	REVISION	DATE	BY	CHKD
1	ISSUE FOR PERMIT	08/15/11	STV	STV
2	ISSUE FOR PERMIT	08/15/11	STV	STV
3	ISSUE FOR PERMIT	08/15/11	STV	STV
4	ISSUE FOR PERMIT	08/15/11	STV	STV
5	ISSUE FOR PERMIT	08/15/11	STV	STV
6	ISSUE FOR PERMIT	08/15/11	STV	STV
7	ISSUE FOR PERMIT	08/15/11	STV	STV
8	ISSUE FOR PERMIT	08/15/11	STV	STV
9	ISSUE FOR PERMIT	08/15/11	STV	STV
10	ISSUE FOR PERMIT	08/15/11	STV	STV

C-104



**SITE PLAN NOTES**

- 1. PROJECT SITE: [REDACTED]
- 2. [REDACTED]
- 3. [REDACTED]
- 4. [REDACTED]
- 5. [REDACTED]
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- 98. [REDACTED]
- 99. [REDACTED]
- 100. [REDACTED]

**LEGEND**

Proposed Building	[Symbol]
Existing Building	[Symbol]
Proposed Parking	[Symbol]
Existing Parking	[Symbol]
Proposed Driveway	[Symbol]
Proposed Street	[Symbol]
Proposed Utility	[Symbol]
Proposed Fencing	[Symbol]

**STV Incorporated**  
 1745 W. 10th Street, Suite 200  
 Anchorage, Alaska 99503  
 Phone: (907) 562-1000  
 Fax: (907) 562-1001  
 Email: info@stv.com

**PROJECT IDENTIFICATION**

PROJECT NAME: [REDACTED]

PROJECT LOCATION: [REDACTED]

PROJECT OWNER: [REDACTED]

PROJECT NUMBER: [REDACTED]

PROJECT DATE: [REDACTED]

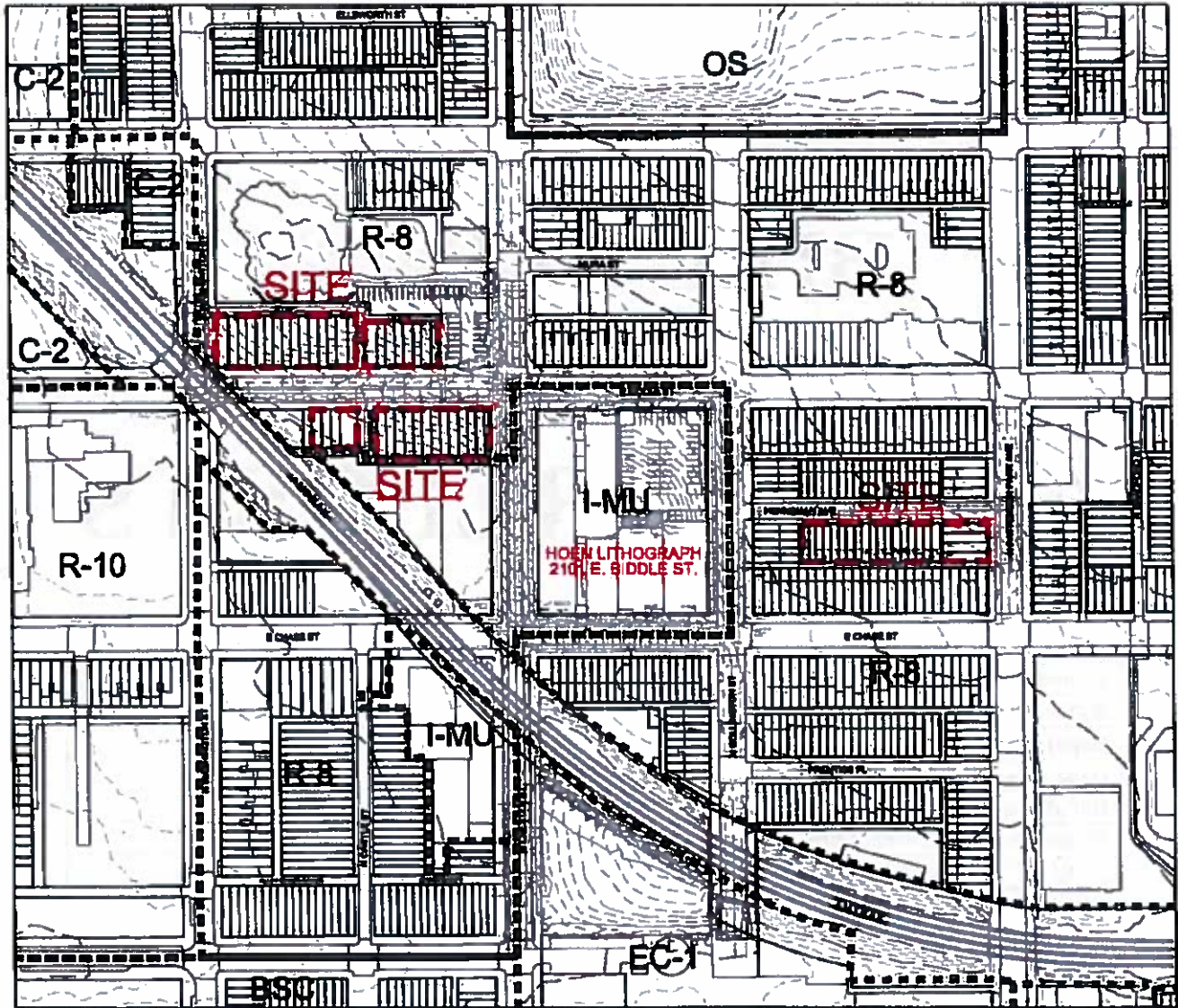
PROJECT STATUS: [REDACTED]

**REVISIONS**

NO.	DESCRIPTION	DATE
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
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4	[REDACTED]	[REDACTED]
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6	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]
8	[REDACTED]	[REDACTED]
9	[REDACTED]	[REDACTED]
10	[REDACTED]	[REDACTED]
11	[REDACTED]	[REDACTED]
12	[REDACTED]	[REDACTED]
13	[REDACTED]	[REDACTED]
14	[REDACTED]	[REDACTED]
15	[REDACTED]	[REDACTED]
16	[REDACTED]	[REDACTED]
17	[REDACTED]	[REDACTED]
18	[REDACTED]	[REDACTED]
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25	[REDACTED]	[REDACTED]
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98	[REDACTED]	[REDACTED]
99	[REDACTED]	[REDACTED]
100	[REDACTED]	[REDACTED]

**SITE PLAN**  
 AREA: E & F  
 C-105  
 8.01

**SHEET NO. XX OF THE ZONING DISTRICT MAP  
OF THE BALTIMORE CITY ZONING CODE**



**NOTE:**

THE APPLICANT REQUESTS, FOR THE PURPOSE OF PERMITTING, SUBJECT TO CERTAIN CONDITIONS, THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF OPEN OFF-STREET PARKING AREAS TO SERVE THE HOEN LITHOGRAPH BUILDING ON THE PROPERTIES AS OUTLINED HEREON IN RED.

MAYOR

PRESIDENT CITY COUNCIL

**PLAT PREPARED BY:**



**STV INCORPORATED**  
7125 AMBASSADOR ROAD, STE 200  
BALTIMORE, MD 21244

**APPLICANT**

**2101 EAST BIDDLE STREET, LLC**  
2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

C/O ADAM RHOADES-BROWN  
PHONE: (443) 577-4388

**PLAT TO ACCOMPANY CONDITIONAL USE**

**HOEN LITHOGRAPH**

2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

WARD: 8 SECTION: \* BLOCK: \* LOT: \*  
\* SEE CONDITIONAL USE BILL

SCALE: 1"=250'

DATE: JUNE 1, 2019

402

**LAND USE COMMITTEE**

**BILL 19-0402**

**AGENCY REPORTS**

Planning Commission	Favorable/Amend
Board of Municipal Zoning Appeals	Favorable
Department of Transportation	
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Does Not Oppose

LAND USE COMMITTEE

**BILL 19-0402**

**Proposed Amendments**

- Department of Planning – Dated 7/22/19





**AMENDMENTS TO COUNCIL BILL 19-0402  
(1" Reader Copy)**

By: Department of Planning  
{To be offered to the Land Use Committee}

**Amendment No. 1**

On page 1, in line 21, strike "condition that the" and substitute "following conditions:"

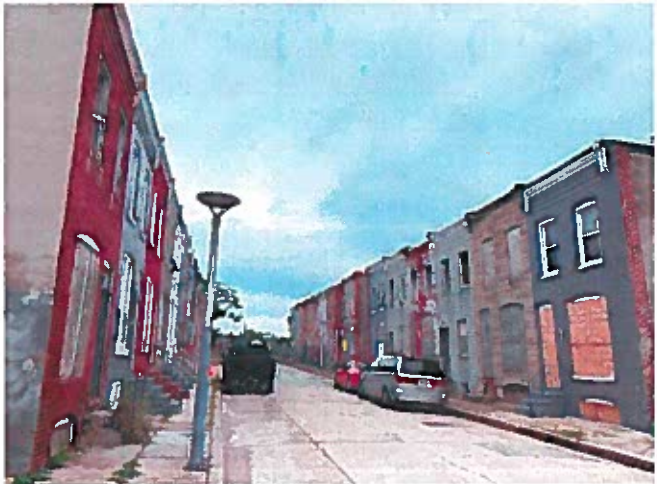
1. The site plan entitled "Hoen Lithograph Off-Site Parking/Site Plan for Conditional Use Ordinance", dated June 25, 2019, prepared by STV Incorporated, which includes separate plans for each of the 3 off-street parking lots, is attached to and made part of this Ordinance.
2. The";

and, on page 1, in line 21, before "comply", insert "must".

2000 Block East Biddle Street



2200 Block Henneman Avenue



1100 N. Patterson Park



**Coates, Jennifer**

---

**From:** Coates, Jennifer  
**Sent:** Wednesday, July 24, 2019 1:12 PM  
**To:** 'domzala@ballardspahr.com'  
**Cc:** Austin, Natawna B.; Stokes, Robert  
**Subject:** Public Notice Instructions for Hearing on Bill 19-0402  
**Attachments:** PNI - Letter - 19-0402 - CU OOPKA HOEN.DOCX; LU Form - Contacts for Sign Posting  
CU VAR Art 32.docx; Sample - Certificate of Posting - Attachment C.DOCX

Alyssa:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Baltimore City Council's Land Use and Transportation Committee on **August 28, 2019 at 1:00 PM.**

I have also attached a contact list for sign makers and a sample certification template.

Feel free to contact me if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.**



**Jennifer L. Coates**  
*Senior Legislative Policy Analyst*  
*Office of Council Services*  
100 N. Holliday Street, Room 415  
Baltimore, MD 21202  
[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260  
Fax: (410) 545-7596



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, 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](mailto:larry.greene@baltimorecity.gov)

TO: 2101 E. Biddle Street, LLC c/o Alyssa Domzal, Esquire

FROM: Jennifer L. Coates, Committee Staff, Land Use Committee, Baltimore City Council

Date: July 24, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0402

Date: Wednesday, August 28, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-602 – Major variances: Conditional uses.**

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

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

**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 from 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

## Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

## Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

***Sign Must Be Posted By:*** ***August 7, 2019***  
***Certificate of Posting Due By:*** ***August 23, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Land Use Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY AUGUST 7, 2019, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

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**BALTIMORE CITY COUNCIL**

**PUBLIC HEARING ON BILL NO. 19-0402**

The Land Use Committee of the Baltimore City Council will meet on Wednesday, August 28, 2019 at 1:00 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0402.

**CC 19-0402 Ordinance - Zoning - Conditional Use Parking Lots - Hoen Lithograph Building**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

BY authority of  
Article 32 - Zoning  
Section 5-201(a) and Table 9-301 (R-8)  
Baltimore City Revised Code  
(Edition 2000)

Applicant: 2101 East Biddle Street, LLC

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

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

EDWARD REISINGER

Chair

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**SEND CERTIFICATION OF PUBLICATION TO:**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**SEND BILL FOR THIS SIGN POSTING TO:**

Ms. Alyssa Domzal, Esquire  
Ballard Spahr LLP  
300 East Lombard Street, 18<sup>th</sup> Floor  
Baltimore, MD 21202  
410-528-5510

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-602**

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

**§ 5-602. Major variances; Conditional uses.**

**(a) *Hearing required.***

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, 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 read.

**(b) *Notice of hearing required.***

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

**(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 variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

**(d) *Number and manner of posted notices.***

(1) 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) 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;
- (iii) 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

(iv) 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 notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

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

*(Ord. 16-581; Ord. 17-015.)*



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

**City Council Bill No.:**

*Today's Date: [Insert Here]*

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

**Address:**

**Date Posted:**

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**Name:**

**Address:**

**Telephone:**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto: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



**THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-602 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:**

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

**SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:**

RICHARD HOFFMAN  
904 DELLWOOD DRIVE  
BALTIMORE, MARYLAND 21047  
PHONE: (443) 243-7360  
E-MAIL: DICK\_E@COMCAST.NET

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JAMES EARL REID  
LA GRANDE VISION  
5517 HADDON AVENUE  
BALTIMORE, MARYLAND 21207  
PHONE: (443) 722-2552  
E-MAIL: [JamesEarlReid@aol.com](mailto:JamesEarlReid@aol.com) or [JamesEarlReid@aim.com](mailto:JamesEarlReid@aim.com)

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SIGNS BY ANTHONY  
ANTHONY L. GREENE  
2815 TODKILL TRACE  
EDGEWOOD, MD 21040  
PHONE: 443-866-8717  
FAX: 410-676-5446  
E-MAIL: [bones\\_malone@comcast.net](mailto:bones_malone@comcast.net)

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LINDA O'KEEFE  
523 PENNY LANE  
HUNT VALLEY, MD 21030  
PHONE: 410-666-5366  
CELL: 443-604-6431  
E-MAIL: [LUCKYLINDA1954@YAHOO.COM](mailto:LUCKYLINDA1954@YAHOO.COM)

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**This office is not associated with any of the above drafting companies, nor do we recommend any specific one.**

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**CITY OF BALTIMORE  
COUNCIL BILL 19-0402  
(First Reader)**

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Introduced by: Councilmembers Stokes, Sneed, Henry

At the request of: 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

Introduced and read first time: June 24, 2019

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
4 operation of parking lots to serve the Hoen Lithograph Building on the properties known as  
5 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through  
6 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235  
7 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as  
8 outlined in red on the accompanying plat.

9 BY authority of

10 Article 32 – Zoning

11 Section 5-201(a) and Table 9-301 (R-8)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is authorized for the establishment, maintenance, and operation of parking lots  
16 serving the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle  
17 Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021  
18 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106  
19 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the plat accompanying  
20 this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301  
21 (R-8), subject to the condition that the parking lots comply with all federal, state, and local  
22 licensing and certification requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

**Council Bill 19-0402**

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.



6-19-19

**INTRODUCTORY\*****CITY OF BALTIMORE  
COUNCIL BILL \_\_\_\_\_**

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Introduced by: Councilmembers Stokes and Sneed

At the request of: 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

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**A BILL ENTITLED**

AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

BY authority of

Article 32 – Zoning

Section 5-201(a) and Table 9-301 (R-8)

Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is authorized for the establishment, maintenance, and operation of parking lots serving the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301 (R-8), subject to the condition that the parking lots comply with all federal, state, and local licensing and certification requirements.

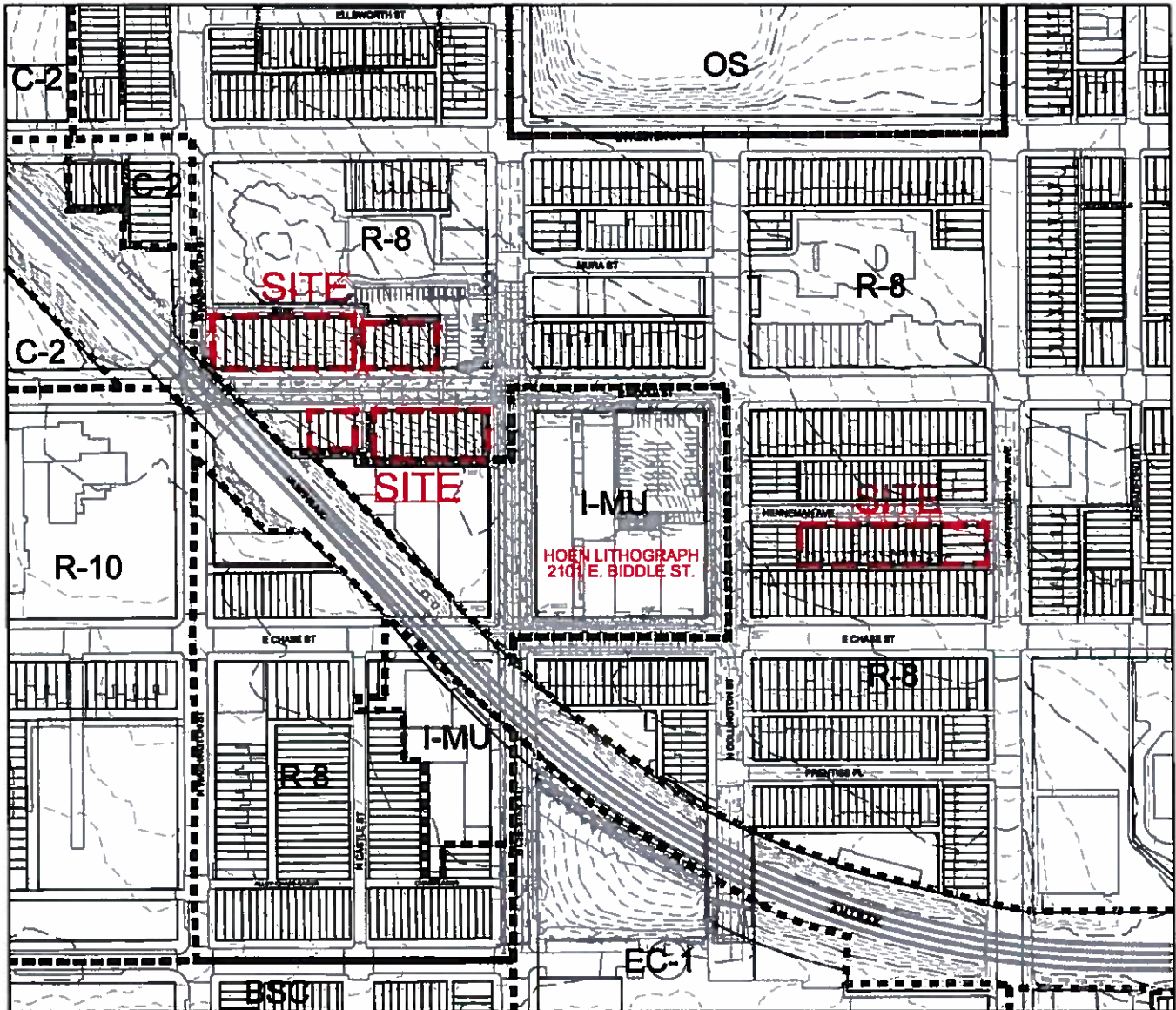
**Explanation:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**\* Warning:** THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THIS BILL. THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

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

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

**SHEET NO. XX OF THE ZONING DISTRICT MAP  
OF THE BALTIMORE CITY ZONING CODE**



**NOTE:**

THE APPLICANT REQUESTS, FOR THE PURPOSE OF PERMITTING, SUBJECT TO CERTAIN CONDITIONS, THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF OPEN OFF-STREET PARKING AREAS TO SERVE THE HOEN LITHOGRAPH BUILDING ON THE PROPERTIES AS OUTLINED HEREON IN RED.

MAYOR

PRESIDENT CITY COUNCIL

**PLAT PREPARED BY:**



**STV INCORPORATED**  
7125 AMBASSADOR ROAD, STE 200  
BALTIMORE, MD 21244

**APPLICANT**

**2101 EAST BIDDLE STREET, LLC**

2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

C/O ADAM RHOADES-BROWN  
PHONE: (443) 577-4388

**PLAT TO ACCOMPANY CONDITIONAL USE**

**HOEN LITHOGRAPH**

2101 E. BIDDLE STREET  
BALTIMORE, MD 21224

WARD: 8 SECTION: \* BLOCK: \* LOT: \*  
\* SEE CONDITIONAL USE BILL

SCALE: 1"=250'

DATE: JUNE 1, 2019



**STATEMENT OF INTENT  
FOR**

**2000 thru 2028 East Biddle Street, 2030 thru 2044 East Biddle Street, 2011 thru 2017 East Biddle Street, 2021 thru 2045 East Biddle Street, 2201 thru 2235 Henneman Avenue, 1100 thru 1106 North Patterson Park Avenue, and adjacent alleys**

1. Applicant's name, address, and telephone number: 2101 East Biddle, LLC, c/o Alyssa Domzal, Esq., Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor, Baltimore, MD 21202, Telephone: (410) 528-5510
2. All proposed zoning changes for the property: None.
3. All intended uses of the property: Surface parking lot, a conditional use in an R-8 zoning district.
4. Current owner's name, address, and telephone number: 2101 East Biddle Street, LLC, c/o Cross Street Partners, 2400 Boston Street, Suite 404, Baltimore, Maryland 21224, Telephone: (443) 573-4066
5. The property was acquired by the current owner by a deed recorded in the Land Records of Baltimore City at liber MB 19797, page 205.
6.
  - (a) There are not contracts contingent on the requested legislative authorization.
  - (b) If there are contracts contingent on the requested legislative authorization: N/A
    - (i) The names and addresses of all parties to the contracts are
    - (ii) The purpose, nature, and effect of the contract are:
7.
  - (a) The applicant 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 stockholders of any corporation, are *{use additional sheet if necessary}*: N/A



**AFFIDAVIT**

I, Alyssa Domzal, 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.

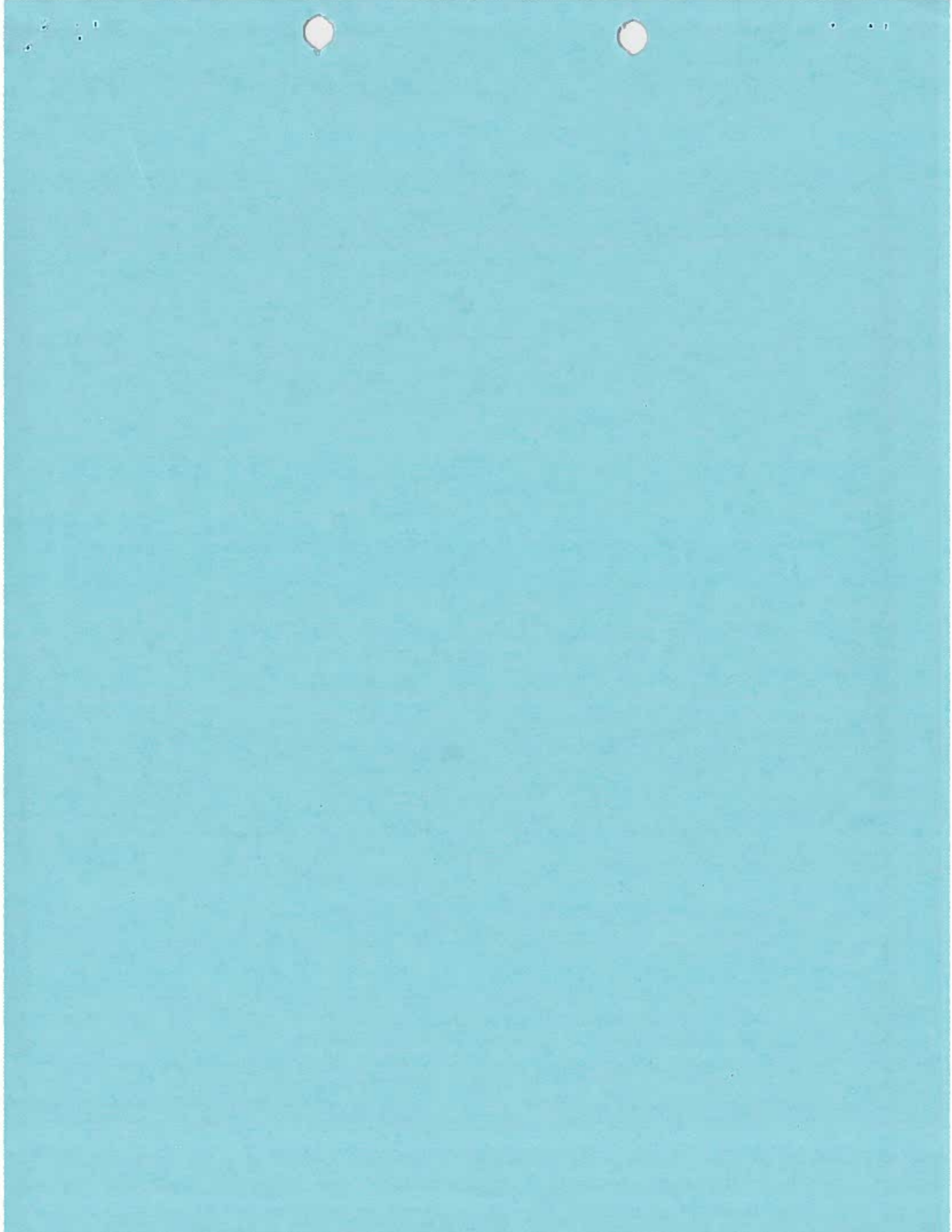
  
Alyssa Domzal, attorney for applicant

6/13/19  
Date

1. 1. 1.







ACTION BY THE CITY COUNCIL

JUN 24 2019 JUN 24 2019

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON August 28, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF September 9, \_\_\_\_\_ 20 19

\_\_\_\_\_ FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

*Edward Casey*  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for  
Third Reading on:

SEP 29 2019

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing. \_\_\_\_\_ 20 \_\_\_\_\_

THIRD READING \_\_\_\_\_ 20 \_\_\_\_\_

SEP 23 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President \_\_\_\_\_

Chief Clerk \_\_\_\_\_