

**Introduced by:** Councilmember Costello

**At the request of:** Ms. Eun-yon Yim

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600

**Prepared by:** Department of Legislative Reference

**Date:** March 13, 2019

**Referred to:** LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 19-0355

A BILL ENTITLED

AN ORDINANCE concerning

**Rezoning – 141-145 West Hamburg Street**

FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

BY amending

Article 32 - Zoning  
Zoning District Map  
Sheet 65  
Baltimore City Revised Code  
(Edition 2000)



**\*\*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 19.277  
Council Bill 19-0355

Introduced by: Councilmember Costello

At the request of: Ms. Eun-yon Yim

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: March 18, 2019

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: May 13, 2019

AN ORDINANCE CONCERNING

Rezoning – 141-145 West Hamburg Street

FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg Street  
(Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning  
District to the C-1 Zoning District.

BY amending

Article 32 - Zoning

Zoning District Map

Sheet 65

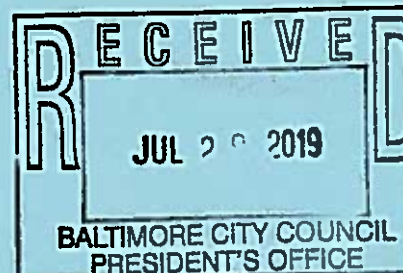
Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
Sheet 65 of the Zoning District Map is amended by changing from the R-7 Zoning District to the  
C-1 Zoning District the property known as 141-145 West Hamburg Street (Block 0932, Lot 063),  
as outlined in red on the plat accompanying this Ordinance.

**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

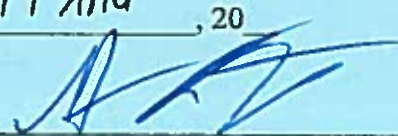
**Explanation:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment  
or deleted from existing law by amendment.

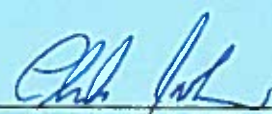


**Council Bill 19-0355**

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
3 the Zoning Administrator.

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

Certified as duly passed this \_\_\_\_\_ day of JUN 11 2019, 20\_\_\_\_  
  
\_\_\_\_\_  
President, Baltimore City Council

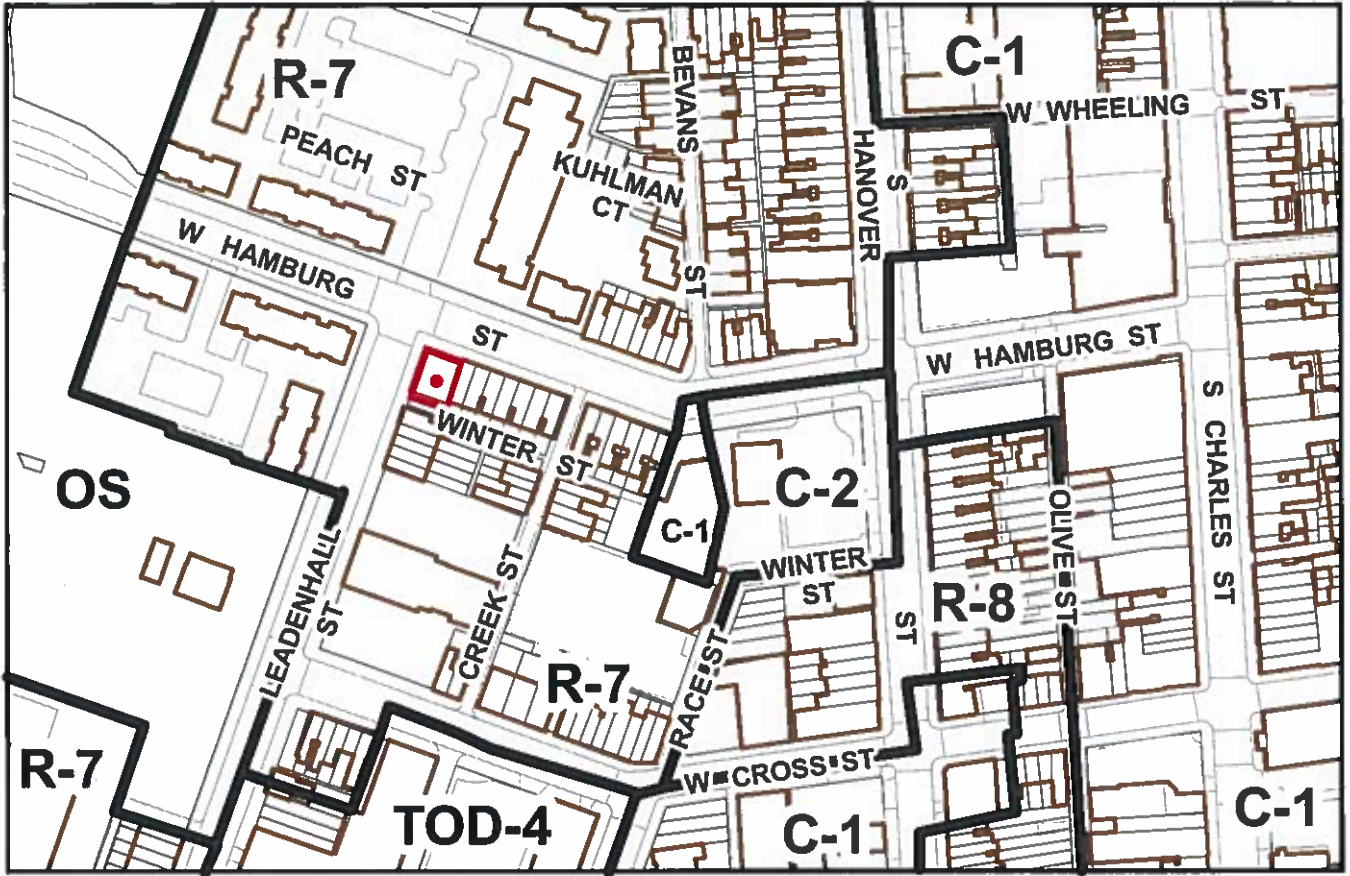
Certified as duly delivered to his Honor, the Mayor,  
this \_\_\_\_\_ day of JUN 11 2019, 20\_\_\_\_  
  
\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
President, Baltimore City Council

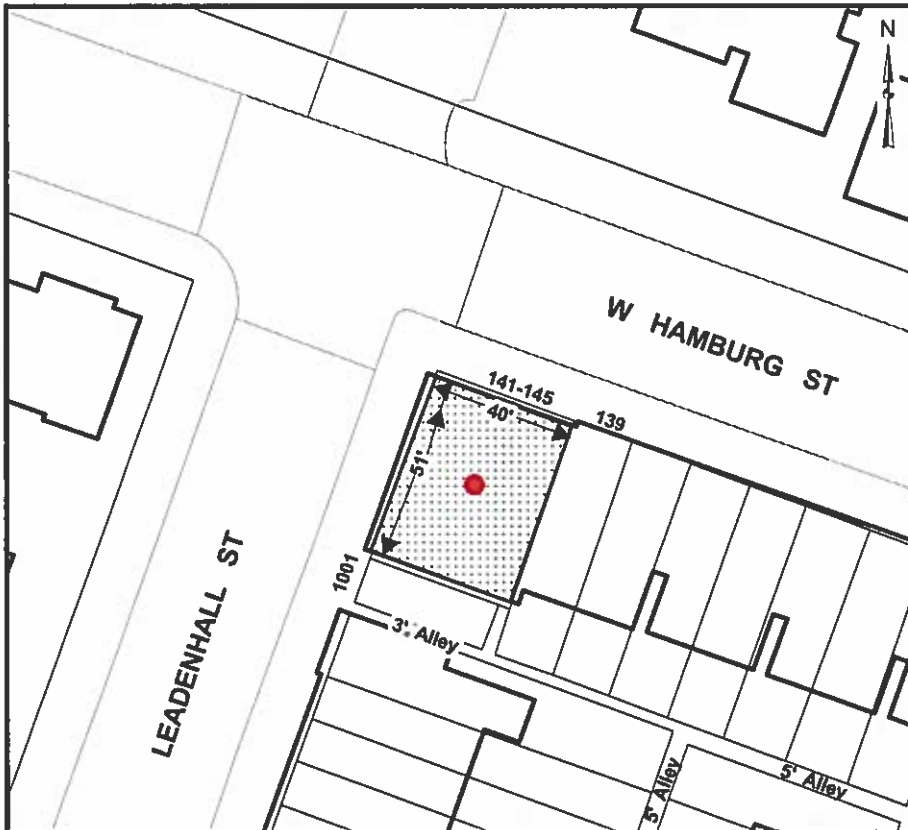
Certified as duly delivered to his Honor, the Mayor:  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Mayor, Baltimore City  
Pursuant to City Charter  
Article IV, Section 5(c), this bill  
became law on July 22, 2019,  
without the Mayor's signature.

~~Approved For Form and Legal Sufficiency  
This \_\_\_\_\_ Day of \_\_\_\_\_  
\_\_\_\_\_  
Chief Solicitor~~

SHEET NO. 65 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 141-145 WEST HAMBURG STREET. The Applicant Wishes To Request The Rezoning Of The Aforementioned Property From R-7 Zoning to C-1 Zoning, As Outlined In Red Above.

WARD 23 SECTION 3  
BLOCK 932 LOT 63

\_\_\_\_\_  
MAYOR  
*[Signature]*  
PRESIDENT CITY COUNCIL



# BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: May 8, 2019

BILL#: 19-0355

BILL TITLE: Rezoning - 141-145 West Hamburg Street

MOTION BY: Stokes      SECONDED BY: Costello

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

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

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC





# **LAND USE AND TRANSPORTATION COMMITTEE**

## **FINDINGS OF FACT**

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO SECTIONS 10-304 AND 10-305 of the MARYLAND LAND USE ARTICLE AND SECTION 5-508 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF:

### **CITY COUNCIL BILL NO: 19-0355 REZONING - 141-145 WEST HAMBURG STREET**

Upon finding as follows with regard to:

(1) Population changes;

The census tract includes the property (Census Tract 2301) is estimated to have decreased its population from 1,935 in 2010 to 1,822 in 2017, according to estimates from the U.S. Census Bureau's American Community Survey. Notably, the ± 650 dwelling units within Stadium Square are not included within the ACS 2017 estimate.

(2) The availability of public facilities;

The area is well-served by public utilities and services, and will remain so for the foreseeable future.

(3) Present and future transportation patterns;

The rezoning of the property will not adversely impact present or future transportation patterns. As indicated in the South Baltimore Gateway Complete Streets Plan – Sharp-Leadenhall Chapter, issued in the Spring of 2017, W. Hamburg Street is a community collector street and serves as one of the primary east-west travel routes and connections between the neighborhood and points west of the I-395 viaduct, as well as the Hamburg Street Light Rail station. The property's location along a corridor makes C-1 Zoning appropriate, particularly in light of the changes in the neighborhood since the 2012 Transform Baltimore Comprehensive Rezoning Study opted to retain the R-7 Zoning Map designation that had previously been applied to the property.

(4) Compatibility with existing and proposed development for the area;



The proposed C-1 zoning is consistent with both existing and proposed development along this portion of the W. Hamburg Street corridor in the area just north of Stadium Square. The property has had a neighborhood-scale commercial use since at least 1934, which has proven to be compatible with surrounding residential uses, notwithstanding its nonconforming character.

- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;
- By Memoranda dated April 18, 2019, the Planning Commission did not make a favorable recommendation on this bill. In its consideration of this bill, the Planning Commission reviewed the attached staff report which recommended disapproval of City Council Bill #19-0355 and adopted the following resolution; eight members being present (eight in favor):  
  
RESOLVED, That the Planning Commission concurs with the recommendations of its departmental staff, and recommends that City Council Bill #19-0355 be disapproved by the City Council.
  - By Memoranda dated May 6, 2019, the Law Department cannot find that the bill is legally sufficient.

The City Council can only permit this rezoning if it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. Md. Code, Land Use, §10-304 (b)(2); City Code, Art. 32 §§5-508(a), (b)(1). There would appear to be no basis to believe that the neighborhood could have substantially changed between the comprehensive rezoning of the property on June 5, 2017 and today's date. Therefore, to legally rezone the property under current law, the City Council must identify a "mistake" that lead to the inappropriate zoning of the property as R-8 only a short time ago. Md. Code, Land Use §10-304(b)(2); City Code, Art. 32, §§ 5-508(a), (b)(1).

- By oral testimony on May 8, 2019, Mr. Derek Baumgardner, representing the Board of Municipal Zoning Appeals (BMZA), testified that the BMZA defers to the Planning Department's report for the bill.
- By Memoranda dated April 29, 2019, the Department of Transportation has no objection to City Council Bill 19-0355.
- By Memoranda dated April 3, 2019, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 19-0355.



- By Memoranda dated May 1, 2019, the Baltimore City Department of Housing and Community Development has reviewed City Council Bill 19-0355 and objects to the passage of the bill.
  - By Memoranda dated May 7, 2019, Baltimore Development Corporation opposes City Council Bill No. 19-0355.
  - By oral testimony from Ms. Betty Bland-Thomas, President of the Southwest Baltimore Partnership, and long-term, neighborhood residents the community supports the rezoning.
- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

The proposed rezoning is consistent with the City's LiveEarnPlayLearn Master Plan by creating opportunities for commercial services to continue near growing residential communities, creating amenities for City residents.

- (7) Existing uses of property within the general area of the property in question;

The property is located one block north of Stadium Square, a mixed-use project that will include 650 apartments, 300,000 square feet of office space, 50,000 square feet of retail space, and approximately 2,000 parking spaces. The first phase of the project, the Hanover Cross Street Apartments, opened in the summer of 2017, approximately 5 years after the 2012 Transform Baltimore Comprehensive Zoning Study was completed. In addition, a 180,000 SF office building opened at 145 W. Ostend Street in the summer of 2017, and a mixed-use project with retail and residential uses located between Hanover Cross Street and Ostend Street is slated to open this summer. These exciting projects have changed the character of the neighborhood, making what was once a purely residential area more of a mixed-use community. C-1 is therefore appropriate for this site to continue to retain a mix of uses.

- (8) The zoning classification of other property within the general area of the property in question;

The property is located in the middle of a residentially zoned area; however, as indicated above, the existing uses in the vicinity of the site support the rezoning of the Property to C-1.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The property is not suited for the uses permitted under its existing R-7 zoning, which would require the existing package goods store to terminate its operations



by June 5, 2019 under Title 18, Subtitle 7 of the Baltimore City Zoning Code. However, the fact that a package goods store has been located here for 85 years indicates that this use is compatible with the surrounding area.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

The redevelopment of the Stadium Square site has breathed new life into this area of South Baltimore, bringing new residents and visitors to this neighborhood. The existing commercial use has been a successful and compatible neighbor in this largely residential area, and the influx of new residents increases demand for commercial uses. Moreover, the property's prior nonconforming status under the old Zoning Code should have led to a reevaluation under Transform Baltimore, and the fact that the property retained its residential zoning designation indicates that it was overlooked in that process.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:

There has been substantial change in the character of the neighborhood where the property is located due to the redevelopment of the Stadium Square project, and these changes justify the proposed rezoning.

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

The City Council did not take notice of the existing commercial use of the property at the time of the Transform Baltimore Comprehensive Rezoning, rendering the continuation of the residential zoning a mistake.

The prior City Council was mistaken about certain facts used in its consideration to rezone the property.

SOURCE OF FINDINGS (Check all that apply):

- [ X ] Planning Report - Mr. Chris Ryer, Director, Department of Planning – Memoranda – Dated April 18, 2019





[ X ] Testimony presented at the Committee hearing

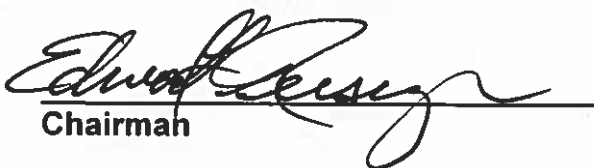
Oral – Witness Name:

- Caroline L. Hecker, Esquire, representing the owner, Eun-Yon Yim
- Councilmember Eric Costello, District 11
- Ms. Betty Bland-Thomas, President, Southwest Baltimore Partnership
- Mr. Derek Baumgardner, Director, Board of Municipal Zoning Appeals – Oral Report May, 8, 2019
- Mr. Martin French, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Ryan Rummi, Baltimore Development Corporation
- Ms. Ashlea Brown, Department of Law
- Ms. Tyrell Dixon, Department of Housing and Community Development
- Mr. Taylor Lafave, Parking Authority of Baltimore City
- Ms. Linda Taylor, neighborhood resident
- Mr. John Williams, neighborhood resident
- Mr. Daniel Howard, a neighborhood resident

Written:

- Ms. Caroline Hecker, Esquire, Rosenberg Martin Greenberg, Memorandum – Dated May 8, 2019
- Mr. Chris Ryer, Director, Department of Planning – Memorandum – Dated April 18, 2019
- Mr. Andre M. Davis, City Solicitor, Memorandum – Dated May 6, 2019
- Mr. Michael Braverman, Housing Commissioner, Memoranda – Dated May 1, 2019
- Ms. Kimberly Clark, Interim President and CEO, Memorandum – Dated May 7, 2019
- Mr. Peter Little, Parking Authority of Baltimore City, Memoranda – Dated April 3, 2019
- Mr. Frank Murphy, Department of Transportation, Memoranda – Dated April 29, 2019

LAND USE AND TRANSPORTATION COMMITTEE:

  
Chairman

  
Member



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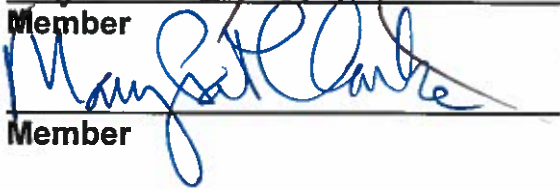
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Member

Member

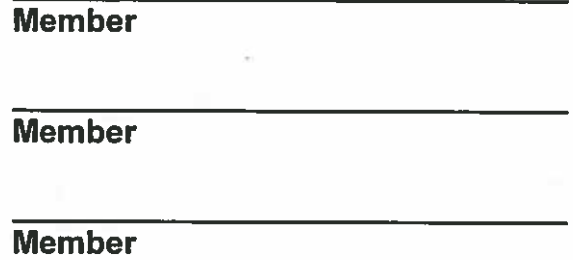
Member

Member

Member

Member





# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11728044

Case #:

Description:

PUBLIC HEARING ON BILL NO. 19-0355

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/16/2019

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 19-0355

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 8, 2019 at 1:06 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0355.

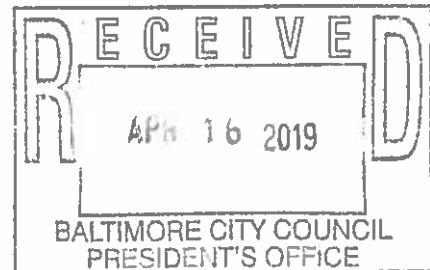
**CC 19-0355 ORDINANCE - Rezoning - 141 - 145 West Hamburg Street**  
FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0832, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

BY amending  
Article 32 - Zoning  
Zoning District Map  
Sheet 63  
Baltimore City Revised Code  
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.  
Applicant: Ms. Eun-yon Yim  
For more information, contact committee staff at (410) 396-1280.

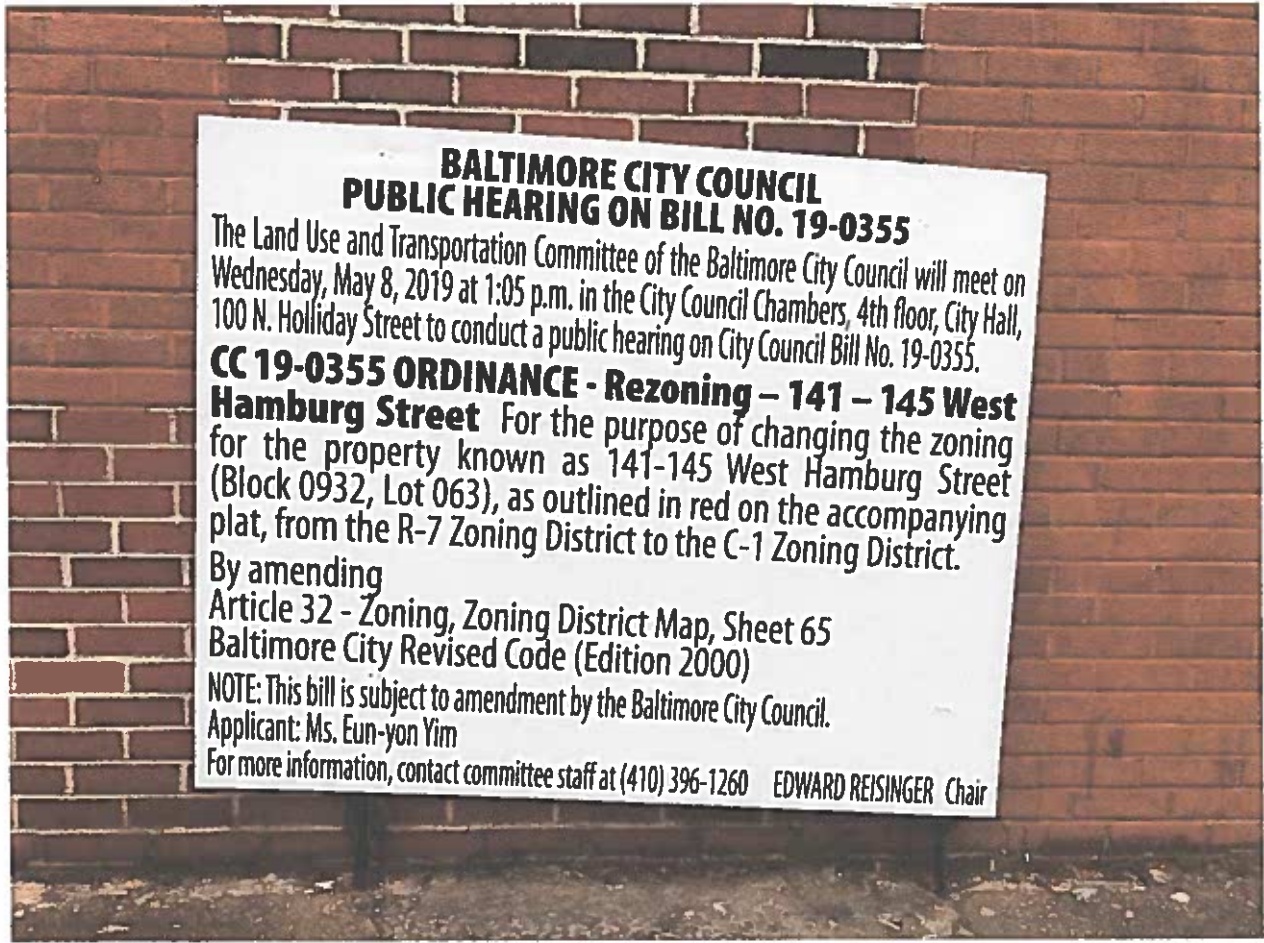
EDWARD REISINGER  
Chair

ap18



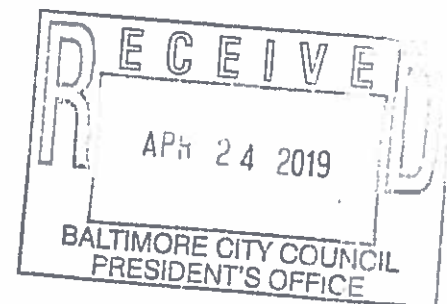


**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 19-0355**



Today's Date: [4-12-2019]

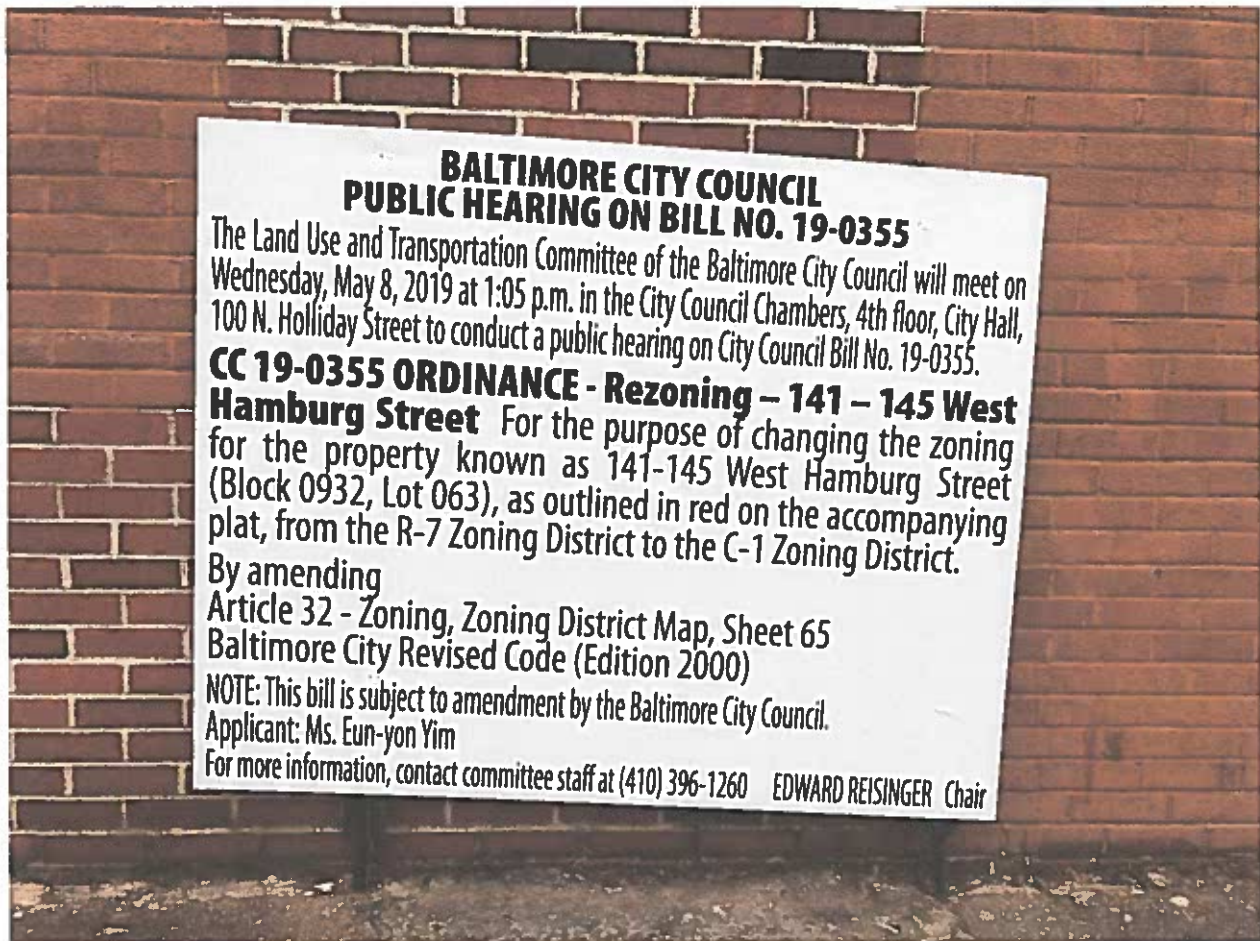
(Place a picture of the posted sign in the picture box below.)



- 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







**Address: 141-145 W.Hamburg**

**Date Posted:4-8-2019**


**Name: Martin Ogle**

**Address: 9912 Maidbrook Rd.**

**Telephone: 443-629-3411**

- 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



<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 #19-0355 / REZONING - 141-145 WEST HAMBURG STREET		

DATE: April 18, 2019

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

At its regular meeting of April 18, 2019, the Planning Commission considered City Council Bill #19-0355, for the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended disapproval of City Council Bill #19-0355 and adopted the following resolution eight members being present (eight in favor):

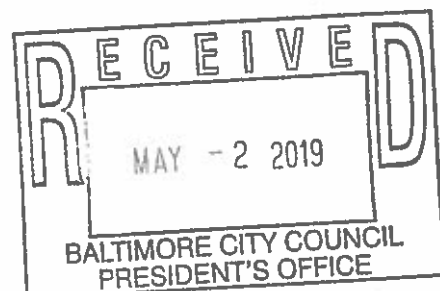
**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0355 be disapproved by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
Mr. Jeff Amoros, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. William H. Cole IV, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Tyrell Dixon, DCHD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Ervin Bishop, Council Services  
Ms. Caroline Hecker, Esq.



UF





Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

April 18, 2019

**REQUEST:** City Council Bill #19-0355/ Rezoning – 141-145 West Hamburg Street:

For the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

**RECOMMENDATION:** Disapproval

**STAFF:** Eric Tiso

**PETITIONER:** Ms. Eun-yon Yim, c/o Caroline L. Hecker, Esq.

**OWNER:** Ms. Eun-yon Yim

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

**Site Conditions:** 141-145 West Hamburg Street is located on the southeastern corner of the intersection with Leadenhall Street, and is zoned R-7. This property measures approximately 40' by 51', and is currently improved with a three-story end-of-row building that has been used as a liquor store. Residential use of upper floors ceased in 2000, when three dwelling units were removed to retain the liquor store only.

**General Area:** This property is located within the Sharp-Leadenhall neighborhood, which is predominantly residential in character, with the exception of the businesses along South Hanover Street. The Solo Gibbs Park and the Sharp-Leadenhall Elementary School are one block to the south, and the M&T Bank Stadium is three blocks to the west, across I-395.

#### **HISTORY**

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

#### **CONFORMITY TO PLANS**

The proposed rezoning action does not support the goals, objectives and strategies contained in the Comprehensive Master Plan for the City of Baltimore. One of the objectives expressed in the Master Plan for the new zoning code was consistency of zoning with existing land use, community character, City plans and projects, and City economic development goals (Master Plan, p. 15). This structure is located within a residential area, attached to three-story rowhomes, and located opposite of apartment buildings on each other corner, for which the R-7 zoning is appropriate.



## ANALYSIS

Use of this property as a liquor store makes it a site of an “alcohol outlet” which in now continues to exist as a nonconforming use under the current Zoning Code, which continued the R-7 residential zoning of this property. One of the goals of the comprehensive rezoning process was the reduction of nonconforming alcohol outlets in residential zoning districts (Art. 32 – *Zoning* §18-701). This requested rezoning from R-7 to C-1 will have the practical effect of preventing the mandatory termination of the alcohol sales at this location, as determined by the comprehensive rezoning of the City, not later than June 4, 2019 (*i.e.* two years after the effective date of the zoning code). It would thereby also conflict with LIVE Goal 2, Objective 3, Strategy 4: Ensure all residents are within 1.5 miles of quality groceries and neighborhood services, in that possible conversion of this liquor store to a food store or other retail goods establishment without alcohol sales would not be encouraged.

The zoning code provides an opportunity for this property to possibly be approved as a Neighborhood Commercial Establishment (NCE), subject to the requirements of §14-328, through a conditional use process. Approval of a NCE would allow for a variety of uses, including art gallery (without live entertainment), art studios, day care centers, offices, personal services establishments, restaurants (without live entertainment), and retail goods establishments (without alcoholic beverage sales). This provision allows for reasonable reuse of the building for a limited palette of commercial uses.

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

(b) *Map amendments.*

(1) *Required findings.*

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

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

(2) *Required findings of fact.*

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

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

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

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





Below is the staff's review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is not in the public's interest, in that it will perpetuate the existing use of this property for a liquor store, and leaves open the opportunity for a variety other incompatible commercial uses.

It has been less than two years since this property was placed in its present zoning classification. There has been no significant change in this general area since the previous version of the Zoning Code was adopted in 1971. Residential use of this block and nearby residentially-developed blocks has remained constant. The zoning of this property (R-7) that continued in effect on June 5, 2017 is reflective of its setting in a residential neighborhood, and its attachment to a row of dwellings. The property's commercial use became nonconforming in 1971 and has continued to be nonconforming since that time.

**Maryland Land Use Code – Requirements for Rezoning:**

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** The adoption of Zoning Code (more formally, Article 32 – *Zoning*) included a new provision for the mandatory termination of retail goods establishments with alcoholic beverage sales (*cf.* §18-701), not later than June 4, 2019. This proposed rezoning would circumvent the mandatory termination of the liquor store on this property.
2. **The needs of Baltimore City:** This neighborhood has been zoned residentially for decades, which was continued as part of the comprehensive rezoning of the City. There was sufficient notice for alcohol outlets that would become or remain nonconforming uses, so that their interests could be considered. While there was an opportunity for this property to be zoned to any other district other than the R-7 residential category it retained, no changes were made.
3. **The needs of the particular neighborhood:** The purpose of the mandatory termination of alcohol outlets was to support improvements in health throughout Baltimore's neighborhoods. Zoning this property to C-1 would perpetuate this alcohol outlet, the opposite of the City's intended policy goal.

Similarly, the Land Use article requires the City Council to make findings of fact (*cf.* Md. LAND USE Code Ann. 2012, §10-304). The findings of fact include:

1. **Population changes;** There is not a significant population change between June 5, 2017 and the effective date of this proposed action. If anything, an increase in residential density would support the retention of residential zoning in this area.
2. **The availability of public facilities;** This area is adequately served by municipal utilities, which will not be impacted by this proposed zoning change.



3. **Present and future transportation patterns;** This area is served by the City's street network, which will not be impacted by this proposed zoning change.
4. **Compatibility with existing and proposed development for the area;** This property is located in the middle of a residentially-zoned area, that has been residentially zoned for decades. This property has been nonconforming for that extended period of time, and this proposed rezoning will increase the degree of incompatibility with the surrounding neighborhood.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend disapproval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.
6. **The relation of the proposed amendment to the City's plan.** Continuation of the R-7 zoning that became effective June 5, 2017 is consistent with the City's Comprehensive Master Plan. The Planning Commission previously supported the continued residential zoning on the new zoning district maps as part of that legislative process. This proposal does not support the City's plan to reduce the impact of alcohol outlets on residential areas.

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

- (i) **existing uses of property within the general area of the property in question;** This property is surrounded by a mix of residential types, including rowhomes and apartment units.
- (ii) **the zoning classification of other property within the general area of the property in question;** Properties within a two-block radius are residentially zoned (R-7), with the nearest commercial zone two blocks to the east.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification; and** This building could either be renovated for residential use, or the owner may wish to apply for a neighborhood commercial establishment.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** The most significant change in the area, is the redevelopment of the Stadium Square properties, to the south, comprised of three blocks. The closest block will add a significant number of additional residential units to this neighborhood.

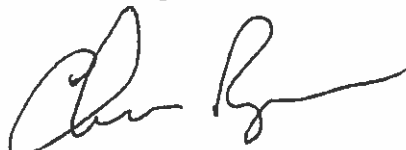
Per §5-508(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in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

Since the comprehensive rezoning of the City, there hasn't been a significant change in the neighborhood that would invalidate the residential zoning that has been continued for this




property, and for the surrounding blocks. The choice of R-7 zoning is appropriate for this area, and reflects the physical form of the neighborhood.

Notification: The Sharp-Leadenhall Improvement Association and the South Baltimore Gateway Partnership have been notified of this action.

A handwritten signature in black ink, appearing to read "Chris Ryer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Chris Ryer**  
**Director**



<b>F R O M</b>	<b>NAME &amp; TITLE</b>	Frank Murphy, Acting Director	<b>CITY of BALTIMORE  M E M O</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	<b>SUBJECT</b>	City Council Bill 19-0355		

TO: Ex Officio Mayor Young  
TO: Land Use and Transportation Committee  
FROM: Department of Transportation  
POSITION: No Objection  
RE: Council Bill – 19-0355

DATE: 4/29/19

**INTRODUCTION** – Rezoning - 141-145 West Hamburg Street

**PURPOSE/PLANS** – For the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

**COMMENTS** – This bill is a rezoning ordinance that proposes changing 141-145 West Hamburg Street from the R-7 Zoning District to the C-1 Zoning District. The bill’s statement of intent indicates that the rezoning is being pursued for commercial purposes. The bill as proposed should have no fiscal or operational impact on the Department of Transportation.

**AGENCY/DEPARTMENT POSITION** – The Department of Transportation has no objection to City Council bill 19-0355.

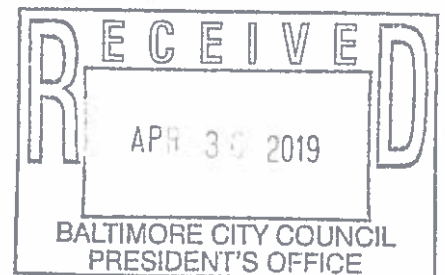
If you have any questions, please do not hesitate to contact Liam Davis via email at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or by phone (410) 545-3207.

Sincerely,

*Frank Murphy*

Frank Murphy  
Acting Director

*no objection*







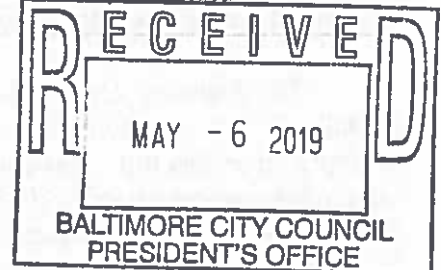
CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG  
Mayor



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

May 6, 2019



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

Re: City Council Bill 19-0355 –Rezoning of 141 – 145 West Hamburg Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0355 for form and legal sufficiency. If enacted, the bill would change the zoning for 141-145 West Hamburg Street from the R-7 Zoning District to the C-1 Zoning District. For the reasons set forth within, the Law Department cannot find that the bill is legally sufficient.

The City Council can only permit this rezoning if it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. Md. Code, Land Use, §10-304(b)(2); City Code, Art. 32, §§5-508(a),(b)(1). There would appear to be no basis to believe that the neighborhood could have substantially changed between the comprehensive rezoning of the property on June 5, 2017 and today's date. Therefore, to legally rezone the property under current law, the City Council must identify a "mistake" that lead to the inappropriate zoning of the property as R-8 only a short time ago. Md. Code, Land Use §10-304(b)(2); City Code, Art. 32, §§5-508(a),(b)(1).

As "there is a strong presumption of the correctness of original zoning and of comprehensive rezoning," there must be substantial evidence "to show that there were then existing facts which the Council, in fact, failed to take into account, or subsequently occurring events which the Council could not have taken into account." *People's Counsel v. Beachwood I Ltd. Partnership*, 107 Md. App. 627, 641 (1995)(citations omitted); *Boyce v. Sembly*, 25 Md. App. 43, 52 (1975) (citations omitted). In other words, "the Council's action was premised initially on a misapprehension" making the selection of the R-7 zoning designation a "conclusion based upon a factual predicate that is incomplete or inaccurate." *People's Counsel*, 107 Md. App. at 641, 645 (1995)(citation omitted); *accord White v. Spring*, 109 Md. App. 692, 698 (1996). "[A]n allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second-guessing." *Id.* at 645. Without showing either facts that were not taken into account or subsequent events, "the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not 'fairly debatable.'" *Boyce*, 25 Md. App. at 52.

UF

To be sure, if evidence of a factual mistake sufficient to justify a rezoning is revealed, then courts will accord deference to the legislative judgment to rezone. *Cty. Council of Prince George's Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 509-510 (2015); *accord White*, 109 Md. App. at 699 (“the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable”); *Floyd v. County Council of Prince George's County*, 55 Md. App. 246, 258 (1983) (“Substantial evidence, we have noted, ‘means a little more than a “scintilla of evidence.””).

The Planning Commission found neither a change in the neighborhood nor a *factual* mistake in the selection of a residential zoning for this property and therefore recommends disapproval of this bill. Planning’s Report finds that this property was zoned residential prior to comprehensive rezoning in 2017 and that residential zoning was retained. The Mayor and City Council knew that a liquor store operated there as a non-conforming use since at least 1971. There is absolutely no evidence that zoning this property residential in 2017 or in 1971 was a mistake. To the contrary, all the evidence shows that it was considered properly zoned as residential for almost half a century and that the neighborhood has stayed residential that entire time. There has also been no showing of any events occurring since the last comprehensive rezoning in 2017 that would evidence a mistake in the selection of a residential zoning category for this property. Rather, this was a well-studied property, with a clear history, that was intentionally zoned residential because the entire neighborhood has been residential for decades.

Therefore, rezoning this property now to C-1 would constitute unlawful spot zoning because it would be only for the benefit of the property owner. When the City has undertaken such efforts in the past, Maryland’s highest court has invalidated the ordinance as unreasonable, discriminatory spot zoning because the rezoning had insufficient relationship to the public health, safety or general welfare. *See, e.g., Cassel v. Mayor and City Council of Baltimore*, 195 Md. 348, 354 (1950). Moreover, a court will most likely see this as a thinly veiled attempt to remove the property from the mandatory amortization of non-conforming liquor stores required by Section 18-701 of Article 32, the City’s Zoning Code. To rezone a property simply to avoid a financial impact to the property owner is the hallmark of unlawful spot zoning.

On the present record, it cannot be shown that the City Council had a misapprehension about these facts. Accordingly, the legal standard for rezoning cannot be met and the Law Department cannot approve the bill for legal sufficiency.

Very truly yours,



Andre M. Davis  
City Solicitor

cc: Jeffrey Amoros, Mayor’s Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalo, Chief Solicitor  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant Solicitor



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: May 1, 2019

Re: City Council Bill 19-0355, Rezoning – 141-145 West Hamburg Street

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0355, for the purpose of changing the zoning for the property known as 141-145 West Hamburg Street from the R-7 Zoning District to the C-1 Zoning District.

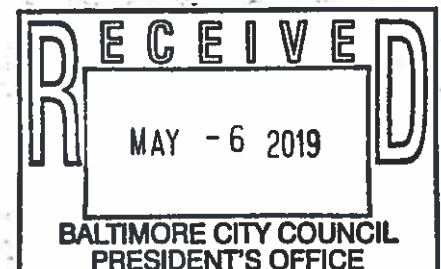
If enacted, the bill will allow the property to continue to operate as a liquor store beyond June 4<sup>th</sup>, 2019. Currently, the property is subject to mandatory termination of alcohol sales on that date under the comprehensive rezoning of the City.

The Planning Department Staff recommended disapproval of the bill, citing that a goal of the comprehensive rezoning process was to reduce nonconforming alcohol outlets in residential zoning districts. This property is surrounded by residential properties in the R-7 Zoning District, a park, and a school. On April 18<sup>th</sup>, 2019, the Planning Commission voted to concur with the Staff recommendation for disapproval.

DHCD has reviewed City Council Bill 19-0355 and objects to the passage of the bill.

MB:td

cc: Mr. Jeffrey Amoros, Mayor's Office of Government Relations







**MEMORANDUM**

**DATE:** May 7, 2019  
**TO:** Land Use & Transportation Committee, Baltimore City Council  
**FROM:** Kimberly Clark, Interim President and CEO *Kim Clark*  
**POSITION:** Oppose  
**RE:** City Council Bill No. 19-0355 – Rezoning – 141-145 West Hamburg Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 19-0355 introduced by Councilmember Costello on behalf of Ms. Eun-yon Yim. This ordinance will change the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063) from the R-7 Zoning District to the C-1 Zoning District.

PURPOSE

The property is a non-conforming liquor store and the intention of the applicant is to change the zoning so that the liquor store can continue to operate.

BRIEF HISTORY

Under the Transform Baltimore Zoning Code, retail goods establishments with alcoholic beverage sales in a residential district must terminate alcoholic beverage sales no later than June 4, 2019. According to the Department of Planning, the owner of this property did not request a different zoning classification during the comprehensive rezoning process. During the spring and summer of 2018, BDC conducted outreach to all non-conforming liquor stores and offered assistance to bring their businesses into compliance. BDC discussed options with each business that included eliminating liquor sales at the non-conforming location and converting the business into a grocery/retail use, applying for a hardship waiver, if applicable, or by relocating the business to a location where a liquor store use is permitted.

FISCAL IMPACT

NONE

AGENCY POSITION

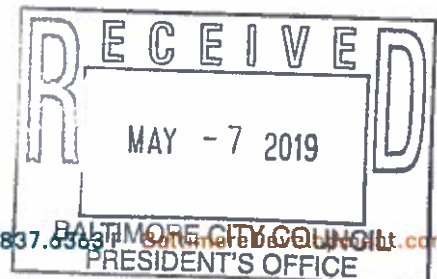
The Planning and Housing Department have opposed the Bill on the basis that this request constitutes an illegal zoning modification. BDC also opposes City Council Bill No. 19-0355. However, BDC is available and willing to assist all non-conforming businesses to be in compliance at their present location or with relocation to properties where a liquor store use is permitted.

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

cc: Jeffrey Amoros

[RR]

*OPPOSES*





TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young <sup>c</sup>  
FROM: Peter Little, Executive Director *[Signature]*  
DATE: April 3, 2019  
RE: Council Bill 19-0355

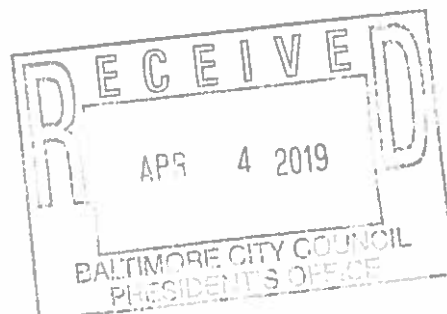


I am herein reporting on City Council Bill 19-0355 introduced by Councilmember Costello at the request of Ms. Eun-yon Yim.

The purpose of this bill is for changing the zoning for the property known as 141-145 West Hamburg Street from the R-7 Zoning District to the C-1 Zoning District.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation is legitimizing an existing use and is not expected to affect parking. A site visit was conducted during the first week of April 2019. This property is located within Residential Permit Parking (RPP) Area 8 Otterbein and Area 41 Sharp-Leadenhall. However, the PABC has determined that the passage of this bill will not alter existing parking impacts in the area

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0355.



*Not opposed*







**Rosenberg  
Martin  
Greenberg** LLP

Caroline L. Hecker  
25 South Charles Street, 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
P: (410) 727-6600/F: (410) 727-1115  
hecker@rosenbergmartin.com

MEMORANDUM

TO: BALTIMORE CITY COUNCIL  
LAND USE & TRANSPORTATION COMMITTEE

FROM: CAROLINE L. HECKER

CC: MS. EUN-YON YIM

RE: CCB # 19-0355 – REZONING – 141-145 W. HAMBURG STREET  
PROPOSED FINDINGS OF FACT

DATE: MAY 8, 2019

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This firm represents Ms. Eun-yon Yim, the owner of the subject property located at 141-145 W. Hamburg Street (the “Property”). The Property is currently zoned R-7, and is improved with a three-story structure that includes a package goods store known as Jack’s Liquors. Jack’s Liquors has operated at this location since 1988, but the Property has had a package goods store dating back to 1934. Following the enactment of Transform Baltimore, the operation of Jack’s Liquors in a residential zoning district as a “retail goods establishment – with alcoholic beverages sales” became subject to the mandatory termination provisions of Title 18, Subtitle 7 of the Baltimore City Zoning Code. Due to the changes that have occurred in the vicinity of this site since the 2012 Transform Baltimore Comprehensive Rezoning Study, however, the Property should be rezoned to the C-1 Zoning District at this time.

The City Council has the authority to change the zoning classification of a property as part of a comprehensive rezoning process or upon a finding that there was either 1) a substantial change in the character of the neighborhood where the property is located, or 2) a mistake in the existing zoning classification. MD. CODE ANN., Land Use § 10-304(b)(2); Baltimore City Code, Article 32 – Zoning § 5-508(b)(1). Here, both have occurred: There has been substantial change in the character of the neighborhood where the Property is located due to the redevelopment of the Stadium Square project, and these changes justify the proposed rezoning. In addition, the City Council did not take notice of the existing commercial use of the Property at the time of the Transform Baltimore Comprehensive Rezoning, rendering the continuation of the residential zoning a mistake.

In connection with these findings, both Section 5-508(b) of the Zoning Code and Section 10-304 of the State Land Use Article require the City Council to make findings of fact that address:

**(i) Population Change**

The census tract that includes the Property (Census Tract 2301) is estimated to have decreased its population from 1,935 in 2010 to 1,822 in 2017, according to

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5-8-19  
C. Hecker



estimates from the U.S. Census Bureau's American Community Survey. Notably, the  $\pm$  650 dwelling units within Stadium Square are not included within the ACS 2017 estimate.

**(ii) The availability of public facilities;**

The area is well-served by public utilities and services, and will remain so for the foreseeable future.

**(iii) Present and future transportation patterns;**

The rezoning of the Property will not adversely impact present or future transportation patterns. As indicated in the South Baltimore Gateway Complete Streets Plan – Sharp-Leadenhall Chapter, issued in the Spring of 2017, W. Hamburg Street is a community collector street and serves as one of the primary east-west travel routes and connections between the neighborhood and points west of the I-395 viaduct, as well as the Hamburg Street Light Rail station. The Property's location along a corridor makes C-1 Zoning appropriate, particularly in light of the changes in the neighborhood since the 2012 Transform Baltimore Comprehensive Rezoning Study opted to retain the R-7 Zoning Map designation that had previously been applied to the Property.

**(iv) Compatibility with existing and proposed development for the area;**

The proposed C-1 zoning is consistent with both existing and proposed development along this portion of the W. Hamburg Street corridor in the area just north of Stadium Square. The Property has had a neighborhood-scale commercial use since at least 1934, which has proven to be compatible with surrounding residential uses, notwithstanding its nonconforming character.

**(v) The recommendations of the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;**

The Planning Commission did not make a favorable recommendation on this bill.

The Board of Municipal and Zoning Appeals has not yet commented on this bill. ?

**(vi) The proposed amendment's consistency with the City's Comprehensive Master Plan.**

The proposed rezoning is consistent with the City's LiveEarnPlayLearn Master Plan by creating opportunities for commercial services to continue near growing residential communities, creating amenities for City residents.



Section 5-508(b)(3) of the Zoning Code also mandates that the following additional standards be considered for map amendments:

**(i) Existing uses of property within the general area of the property in question;**

The Property is located one block north of Stadium Square, a mixed-use project that will include 650 apartments, 300,000 square feet of office space, 50,000 square feet of retail space, and approximately 2,000 parking spaces. The first phase of the project, the Hanover Cross Street Apartments, opened in the summer of 2017, approximately 5 years after the 2012 Transform Baltimore Comprehensive Zoning Study was completed. In addition, a 180,000 SF office building opened at 145 W. Ostend Street in the summer of 2017, and a mixed-use project with retail and residential uses located between Hanover Cross Street and Ostend Street is slated to open this summer. These exciting projects have changed the character of the neighborhood, making what was once a purely residential area more of a mixed-use community. C-1 zoning is therefore appropriate for this site to continue to retain a mix of uses. ✓

**(ii) The zoning classification of other property within the general area of the property in question;**

The Property is located in the middle of a residentially zoned area; however, as indicated above, the existing uses in the vicinity of the site support the rezoning of the Property to C-1.

**(iii) The suitability of the property in question for the uses permitted under its existing zoning classification; and**

The Property is not suited for the uses permitted under its existing R-7 zoning, which would require the existing package goods store to terminate its operations by June 5, 2019 under Title 18, Subtitle 7 of the Baltimore City Zoning Code. However, the fact that a package goods store has been located here for 85 years indicates that this use is compatible with the surrounding area.

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

The redevelopment of the Stadium Square site has breathed new life into this area of South Baltimore, bringing new residents and visitors to this neighborhood. The existing commercial use has been a successful and compatible neighbor in this largely residential area, and the influx of new residents increases demand for commercial uses. Moreover, the Property's prior nonconforming status under the old Zoning Code should have led to a reevaluation under Transform Baltimore, and the fact that the Property retained its residential zoning designation indicates that it was overlooked in that process.



March 6, 2019

SHARP LEADENHALL COMMUNITY LEADERS

The Honorable Eric Costello  
Baltimore City Council, District 11  
City Hall, Room 527  
100 North Holiday Street  
Baltimore, Maryland 21202

Dear Councilman Costello:

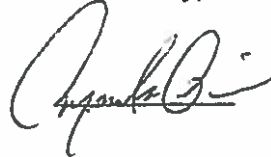
As community leaders representing the historic Sharp Leadenhall neighborhood, we are requesting that you introduce legislation in the Baltimore City Council to rezone the property located at 141-145 West Hamburg Street, the property known as Jack's Liquors. We are requesting this zoning change to ensure that Jack's Liquors will continue to operate.

Jack's Liquors has been a part of our community since 1988. The proprietor Ms. Eun Yon Yim of Jack's Liquors took over for her late husband in 2006. Ms. Yim has been a good neighbor and has a large clientele from our neighborhood.

We believe that the rationale for Baltimore City enacting legislation to phase out and eliminate non-conforming Class A (Package Goods) establishments in residential areas should not apply to Jack's Liquors which is a good business and neighbor for Sharp Leadenhall. There is tremendous community support for Jack's Liquors to continue to operate in its current form.

Thank you for your consideration. We welcome the opportunity to meet with you to discuss how we may work to keep Jack's Liquors open and available to its customer base in the neighborhood.

Sincerely,

Sharp Leadenhall, Community ASB  


(type name of signers)

3/10/19

received  
5-8-19  
C. Hecker





W. Hamburg Str. 145

D Tavern B W & L

Fishbein, Louis

Same

Re.

Per. May 1st. 1934

1934

145 W. Hamburg St.

Joseph A. Flax

149 W. Hamburg St.

License # L B 908

Cert. # 8812

Notice Oct. 7, 1935

Hearing Oct. 16, 1935

Per 10-17-35

"B" B. W. & L

5/1/36

Renewal filed in name  
of Morris Flax

1935

Zoning District

2nd Corner

Approved

to 9-30-35

Board of Zoning Appeals

received



**EXHIBIT 6 Complete Streets Typologies and Elements**

STREET TYPE (TYPOLOGY)	STREETS	DESCRIPTION	CHARACTERISTICS			
			# of Lanes	Speed (mph)	Vehicles/Day	Traffic Flow
<b>Urban Arterial</b>	N/A	<ul style="list-style-type: none"> <li>• Widest right-of-way</li> <li>• Raised medians</li> <li>• Wide sidewalks</li> <li>• Pass through and local traffic</li> <li>• Mainly commercial land uses</li> </ul>	4 - 6	25+	20K +	2-way
<b>Community Collector</b>	West Ostend Street, West Hamburg Street, S. Hanover Street	<ul style="list-style-type: none"> <li>• Main roads</li> <li>• Generally connects arterials and/or neighborhoods</li> <li>• Connects destinations</li> <li>• Serves mainly local traffic</li> <li>• May have mix of land uses</li> </ul>	2 - 4	20 - 25	3 - 20K	1 - way 2 - way
<b>Neighborhood Street</b>	West Street, Leadenhall Street, Race Street, Cross Street, Henrietta Street	<ul style="list-style-type: none"> <li>• Serves residential areas</li> <li>• Serves local traffic</li> <li>• No centerline or lane striping required</li> </ul>	1 - 2	25 - 30	< 6K	1 - way 2 - way
<b>Service / Alleyways</b>	N/A	<ul style="list-style-type: none"> <li>• Narrow roadway</li> <li>• No sidewalks</li> <li>• Provides short service link between two streets</li> </ul>	1	Unposted	N/A	1 - way 2 - way
<b>Pedestrian Only Street</b>	N/A	<ul style="list-style-type: none"> <li>• Primarily serves as pedestrian passageway or walkway, but may permit bicycle traffic</li> <li>• Pedestrian access between buildings</li> </ul>	N/A	N/A	N/A	N/A



JACK S MILLER  
 141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Kashia Lewis	18	911 Leander Hwy St 21230
Veronica Miller	52	2753 Riverview Ave St. 21218
Kath Kelly	62	908 Peach St 21230
Phyllis Green	56	1611 E 3rd St 21218
Kimberly Mackey	20	125 W. Henrietta 21230
Chubba Mackey	27	125 W. Henrietta 21230 MD BALTO
Yvonne Allen	49	918 Peach Street 21230 MD BALTO
Cathy Jenkins	60	911 Leander Hwy St 21230
Fatty Band Thomas	69	118 W. Coass St. #21238 Balto. Md,
Brendon N	32	
Carlynn Cobb	61	105 W. Henrietta St Baltimore Md 21230
NINA Redel	57	105 W. Henrietta St - Baltimore Md 21230
Dawn Carr	36	39 Oriole Place - 08021
Grace Diane	22	133 W Hamburg St. Baltimore MD 21230
Ernest Sims	29	238 N. Carey St Baltimore MD, 21223

**Received**  
 5-8-19 JRC  
 C. Hecker





Jack's Liquors  
141-145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Helen Skipper		1006 GREEN ST, 21230
Anthony Berger	57	140 WINE WINE ST, 21270
Maryann Brown	54	152 W. HAMBURG ST 21230
Michael Weibel	30	No W. Hamburg, 21230
William Moore	55	145 HENRIETTA ST 21230
SHARON BELLUPS	30	155 HAMBURG ST 21230
Sharon Breuninger	50	145 Henretta St 21230
Jeremy Bethos	39	901 Bevan St. 21230
TYLER OSWELL	32	135 W HAMBURG ST 21230
Perre Layl	37	129 W. CROSS ST 21230
Bryan Williams	202	140 W. West St 21230
Walter Skiffeld	<del>33</del> 41	1723 Cole St 21223
VAUN FETTON	56	111 Green St 21230
Shontavia Rivers	38	166 W. Hamburg St 21230
Anthony Chever	29	131 W. Cross 21230





Jacques L. Lewis  
141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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Name	Age	Address with Zip code
Amy Ferrall	54	1102 Annde Hill Rd. Md. 21217
Donald Shinson	47	176 Wilkinsburg St 21230
Sheila Moore	72	127 W. Henrietta St 21230
Richard Probst	49	911 Leadenhall St # 21230
Kevin Dent	39	121 W. Henrietta St 21230
Quinn Jones	64	210 W. North Ave. 21218
Michelle Bradford	50	143 W. Hamburg Street 21230
Dante William	23	1309 She Bunkers Rd 21225
Leis Spruod	91	55 E W 1st Street 21230
Miko Smith	57	1912 W. Saratoga 21219
Angie Peterson	39	16 W. Hamburg St 21230
Myra	30	911 Leadenhall. 514 21230
Robert Stott	57	911 Leadenhall St. Apt. 201 21230
Yolanda Williams	24	5713 Loch Raven Blvd. 21239
Rachelle Warrington	56	911 Leadenhall St. Apt # 212 21230



JACK'S CIGARETTES  
 141 - 145 W. HANBURG ST

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
DAVE AKERMAN	48	Belvedere Ave B. Ht. Md 21225
JOE MONTANA	70	901 Quivven ave. BALTO, MD 21230
JOE SORRELL JR.	50	2304 Baker Street BALTO, MD 21211
JOSEPH REDDY	59	105 W. Henrietta St 21230
ALVARO DELANEY	25	911 LEADENHALL ST 21230
Chunsey Jones	26	911 Leadenhall st Baltimore, MD 21230
M. Lee Rubin	34	2902 Clarence Ave 21224
Alan Kirkpatrick	34	51 George St. Taneytown MD 21787
Rosendo Humpf	62	911 A. St. APT. 303 21230
Paul McHenry	54	1005 S CHARLES ST BALTO MD 21230
Paul McHenry	43	1822 Light St BALTO MD 21230
Linda Taylor	64	1063 Leadenhall St Balt. MD 21230
Usnell Pearson	62	138 3rd Cross St BALTO MD 21231
Alton Carter	28	604 Millstream Ct Millersville, MD 21108
Linda Keene	69	6670 Roberts St 21061



JACK'S 21611015  
 141-145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Jeff Rytman	58	4230 Carover Ave 21236
Ronald Young	66	911 Goodenall St apt-305 - 21230
Stevens Smith	52	Bq 1 Fe. Md 21201
Malcolm Burns	26	Apt 11 1st Ave Ckn Burne, MD 21060
Peaches		0112 Peaches Street 21230
Dr. Hezik	32	122 W Henkers St
John Williams	54	911 Gooden Hall St apt 21236
Ann David	60	935 Bryan St 21230
Faye Carr	63	158 W. Hamburg St 21230
Bryce Lawson	57	140 W-West 21230
CHERYL ELMORE	60	124 LEABENTHAL ST 21236
Doretha Jones	44	4102-Brendan Ave 21213
Christa Taylor	78	105 W Frank Ave St
DeWise Barrall	43	130 W. HENNING ST. 21230
Diane Pughell	20	201 Ninta Ct 21090



JACKIE'S 4811025  
 141-145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
MARINA CROSSAN	20	149 W. Hamburg St 21230
DEBBIE GOSWELL	27	1411 ALINTON AVE APT C1E 21228
MARLENE HOOPER	59	838. PARCH STREET 21230
JOEY DUMMEL	54	2001 31st Street 21218
RICHARDSON	49	160 W. Hamburg St. 21230
LITTLE	32	169 W. Hamburg St 21230
DONTEL KILLE	31	169 W. Hamburg St 21230
DEBBIE BROOKS	30	160 W. Hamburg St 21230
A. TOWLER	29	1020 S Hanover St 21230
C. GANNIS	42	1003. Leddenway St 21230
M. JONES	37	1143 Jersey Rd 21076
E. HODGE	51	3104 GARD HOLE AVE 20740
P. THOMAS	36	1311 Yeiggs Av. 21217
I. KENTON	39	1025 S Hanover St 21230 139 W. Hanover St 21230





JACK'S BARNS  
 141 - 145 W. HAMBURG ST

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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Name	Age	Address with Zip code
Kamorta Jones	26	901 Leadenhall St 21230
ANTHONY DORSEY	53	4401 W ROGERS AVE. 21215
PHIL'S	30	10
Andreas Miller	59	4414 Parkhurst Ave 21216
Chanel Reid	29	22641 Athlone Dr. Great Mills md 20625
Laron Duffey	39	4923 Goodnow Rd Baltimore Md 21204
Robert Craig	61	511 LEADER HILL BAYTERRACE MD 21230
JEFFREY HALL	64	4905 GUNTHER AVE BALTIMORE 21206
Andreas Williams	54	1401 EDWARDSVILLE RD 304 21223
John Stapp	36	20154 WASHINGTON AVE 21291
JEFFREY BUDS	59	168 W. HAMBURG ST 21238
Bernard Dondan	61	2930 BAYSHIRE RD. 21238
Jamil Hill	33	904 Beach St 21230
Dino Kelly	51	911 Ackerhill St
Maurice Wilson	26	147 W HAMBURG ST BALTO, MD, 21230



JACK'S 21GATORS  
141-145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain-liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor stores to move or lose their license, at all.

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Name	Age	Address with Zip code
John Williams	36	1148 Shiley Rd 2759
Chikwan Morgan	41	911 Ledigna / Street Baltimore, MD 21230
Dr. Hill	31	2528 Edgecombe circle 21215
I Speller	49	1923 Lockwood St 21231
J. Jerome	72	1605 Winford Rd. 21239
Antonio Martinez	48	141 W. Henrietta St 21230
Josue Walker	23	1008 Leadenhall St Baltimore MD 21231
Joseph Skid	76	911 Leadenhall St Baltimore MD 21230
Roger Dunbar	54	182 Hamburg St Baltimore, MD 21230
Kara Matthews	44	149 W. Hamburg St 21230
Dominick Rende	18	100 W. Cross Street '11
White Johnson	41	1010 LEADENHALL ST.
Kevin Jacobsen	58	3308 Wt/brook Ave 21216
Mic Smith	53	4265 Pottery Rd 21228
DeLorena N	40	1475 Sifton ave 21217



Jacobs / 1611015  
 141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

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Name	Age	Address with Zip code
Esther Havel	41	153 W. Hamburg St. 21230
Monetta White	43	167 W. Hamburg St 21230
Damon White	38	167 W Hamburg St 21230
Parvati R. S. S. S. S.	50	911 Lindenhall #509 21230
Deborah R. S. S. S.	67	911 Lindenhall St #608 21230
Trey Hall	65	1005 Linden Hall St #9 21230
Michelle	25	1314 Broadway
Hydra Lopez	48	3040 Woodring Ave 21230
Tom Nais	35	1432 Voss St. 21230
Audre Broadway	60	141W Voss St 21230
Lizly Brooks	39	931 Broom St 21230
Rodney Whitler	51	911 Lindenhall St #405 21230
Torn Betty	26	931 Broom St 21230
Darvin Curwood	22	1803 Lewman Hall St 21230
Jan O. Tracy	53	946 Peach Street 21230 Balt. Md.



JACK'S  
141-145 W. HAMBURG ST

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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Name	Age	Address with Zip code
David Kell	40	330 HENNING PARK Circle 21215
Tyrone Turner	36	172 West Hamburg Street 21230
Theresa Jones	22	139 W Henrietta St 21230
Hakeem Lermish	18	1005 Leadhall 21230
Tion Porter	18	1005 Leadhall 21230
March Keadley	15	West Leadhall St 21230
DEJANYA SPENCE	58	911 LEAD HALL ST 414 21230
Mrs Arnold	54	911 Leadhall St # 513 21230
Dillie Lankford Jr	65	911 Leadhall St # 602 21230
Erige Lopez	39	173 W Hamburg ST 412 21230
TISHA DAVIS	50	171 W HAMBURG 21230
<del>Gregory Davis</del>	60	911 Leadhall St APT. 612 21230
Krisha Davis	33	151 West Hamburg St 21230
Gregory Hays	31	154 West Hamburg St 21230
Charles Wilder	36	620 Fallsway Baltimore MD, 21202





JACK'S WALLORS  
 141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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Name	Age	Address with Zip code
Morgan Rouse	47	2477 Terra Firma Rd 21225
John Baker	57	178 Hamburg St 21280
George Lewis	62	911 Kecklin Hall 505 21230
Shirley A Lewis	44	911 Seabrookball 303 21221
John Henry	40	919 Park St. 21230
David O'Leary	44	934 Peach St 21230
Hannah Loukas	46	173 W Henrietta St 21230
Carey Jennings	50	911 Leadenhall St. Apt. 313 21230
Kiki Johnson	38	123 W. Hamburg St md 21230
Josha Boone	28	1729 Phipps St Baltimore MD 21230
Erica Allen	30	1008 Leadenhall St 21230
Taly Hernandez	25	1004 Leadenhall St BALTO 21230
Tammy Hill	30	623 Vectors 21230
Didi	26	137 Hamburg St 21230
Didi	21	904 Peach Street 21230



Jack's 21 Bars  
141-145 W. Hamburg St

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that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Terrance Singuter	45	911 Leadenhall #405 Baltimore 21230
Tamishn Brown	18	1007 N Rosedale St
William P. Pym. Han	58	911-Leadenhall St #502
Joyce	70	911-Leadenhall St #507
Lucia	24	7007 Leadenhall St Baltimore 21230
Anthony Ring L	39	160 Hamburg St 21230
MIKE MANSKELL	55	911 LEADENHALL ST 21230 #601
James Miles	60	911 Leadenhall St 21230 ART209
Michael Johnson	60	422 Tench St R York
Jane's Christie	31	179 W. Hamburg Baltimore 21230
Walter Stewart	74	201 S. C.ATHERINE ST D 21223
Edward J. J. 2/11/1941	66	911 Leadenhall St #507 21230
Michelle Alenors	50	1118 WMD St Balt. MD 21203
Byrd LEONARD	67	190-West West B, MD 21230
RONALD Summerville	67	1005 Leadenhall 21230



Jack's Owners  
 141-145 W. Hamburg St

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Name	Age	Address with Zip code
Lorelie Johnson	46	615 Scot L Street 21230
Flame McGarvey	66	610 Scot L Street 21230
Stacey Galt	50	1044 Leadenhall 21230
Charles Jones	40	1041 Leadenhall 21230
Corey Blake	43	1140 Leadenhall 21230
Mike St. Andrews	69	632 Wyatt St 21230
Leann [Signature]	53	179 W. Hamburg St 21230
Lion Porter	18	1005 Leadenhall
John Johnson	18	176 W Hamburg St
Shykin A Hall	18	642 Southaca St
Tara Patterson	51	3020 Elizabeth Ave
RYAN JOHNSON	39	3020 Elizabeth Ave
Theresa [Signature]	48	911 Leadenhall 21230
Celia Williams	31	170 W Hamburg St 21230
ANDREAS [Signature]	54	1 West (W) St 402 21230



Jackie's 4181125  
 141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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Name	Age	Address with Zip code
Imar Brooks	55	164 W Hamburg St
Frankie Davis	55	911 Leadenhall St. 21230
Jessie Davis	57	906 Penick St 21230
<del>Jessie Davis</del>	70	1126 Leadenhall St 21230
Darlene B. Miller	56	1126 Leadenhall St. 21230
Charles Embury	84	911 Leadenhall St AG2 21230
Jenny Kost	76	911 Leadenhall St AG2 21230
Shamar mable	21	935 Bevan St. 21230
Drice Sattman	30	911 Leadenhall St APT 607, Balt, MD. 21230
Karla Saltzman	31	911 Leadenhall St APT 607 Balt, MD. 21230
Dorothy Parks	22	1010 Leadenhall St
IG. Arca Spattley	24	1010 Leadenhall St
Grace Spradell	87	921 Barton St 21230
Lynell A. Enlin	59	911 Leadenhall St APT #606 Balt MD 21230
Robert Wright	62	9308 Parc 11 ave





Jack's Barbers  
141 - 145 W. Hamburg St

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Name	Age	Address with Zip code
Adora Williams	20	237 S Hamburg St 21230
ETIKOR	19	928 peachst 21230
ANOMAY BARKET	31	930 Beach St 21230
DETROY RICHARDSON	51	152 W. Hamburg St. 21230
Regina Wilder	55	1126 Leabankwood St 21230
Shanora Johnson	35	1908 Hamburg St "
APPY WEITZ	56	4035 SHANNON RD
Shirley Powell	49	1011 Leabankwood St. 21230
Mykel Johnson	18	935 Bevan St 21230
Shantala Smith	29	1011 Leabankwood St. 21230
AMON BROWN	45	1110 Leabankwood St 21230
Amanda David	46	1007 Creek St
Anthony Neville	40	1421 Race St
TAMARA JONES	35	1322 Light St.
Michael Allen	52	1007 Creek Alley



Jackie S Lerner  
 141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

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By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Jennifer Brown	57	911 Leadonhall St +603
Bryan <del>Heas</del>	41	2758 yarrow rd
Stephanie Shupin	49	1215 S. Harwood St.
Shanah Brown	30	127 W. Henricha Street 21230
Zenneth Brown	36	852 BEVAN street 21230
Shanah Dubharba	69	153 W. Wernburg way St
Archie <del>Shubing</del>	51	149 Old Seagrass Baltimore Md.
<del>Lea</del>	25	1005 Leadonhall St
Sharon S Teverson	40	911 Leadonhall St
DAVID STROHMAN	62	911 Leadonhall St 21230
Markita Smith	32	138 W. Hamburg St. Balt. 21230
Melba White	75	13 W. Randall St Baltimore. MD 21230
Russell <del>Law</del>	65	124 W. Olanburg St
Sasha Cholera	21	119 Randall Street Rd
Igare Davis	19	171 W. Hamburg St



Jack's 4/Owners  
141 - 145 W. Hamburg St

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By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Dorothy B. Baird	64	911 Ketchikan St. (over) Baltimore MD 21220
<del>Shirley</del> Ashma Harrell	30	7102 Prossman St Baltimore MD 21217
Kevin Gates	25	906 Bayan St 21230
Melina Morton	44	1007 Leaden Hall St. Balt. MD 21230
Tamara Griffin	21	1007 Leaden Hall St, Balti MD 21230
Dean Brown	18	1007 Leaden Hall St. Balti MD 21230
Grace Wright	62	1007 Leaden Hall St Balt. MD. 21230
Cathy Gilbert	29	137 West Hamburg St. Balt. MD 21230
Rayvon Sobal (D/D)	25	1211 North Arlington Ave. Balt. MD 21230
Khaled Jones	21	156 N. Hamburg St.
Melanne Burris	21	913 Revan St. Baltimore, MD 21230
Anthony Armstrong	28	188 E 38th St Baltimore, MD 21217
Doreen Masel	24	315 Calhoun St Baltimore, MD 21217
Dre On Burns	24	913 Revan St. Baltimore MD 21230
Georgina C. Ophar	55	134 W. Burg St. Baltimore MD 21230



Jack's Liquors  
 141 - 145 W. Hamburg St

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Name	Age	Address with Zip code
Vanessa White	60	123 W Hamburg St 21230
Jannice White	82	123 W Hamburg St 21230
George White	55	123 W Hamburg St 21230
Sean Mitchell	40	123 W Hamburg St 21230
LARRY REDD	40	1008 Leadwell St. 21230
SARIS JOHNSON	45	1008 Leadwell St. 21230
Shanchez Davis	36	1008 Leadwell St 21230
GARY KAY	39	2321 Abefolk St 21230
Reghan Hall	21	936 Seagull Ave 21225
TRAVIS FAUNTROY	24	935 BEVIN ST 21230
ERIC BROGM	21	028 POON 21230
Bernard Jones	55	929 Peach St Balto. 21230
Wendy Burns	45	160 W. Hamburg St "
STACY BROWN		163. W Hamburg 21230
David Taylor	63	123 Hamburg 21230





JACK'S BARBERS  
141-145 W. HAMBURG ST

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Name	Age	Address with Zip code
Debra Brooks	52	911 Leadenhall St, #10/21230
Anthony Taylor	53	911 Leadenhall St, #401-21230
Tiffany Lockwood	31	852 Beaver St . . . 21230
Cathy Bankless	52	175 W Hamburg St 21231
Angie Bankless	22	175 W Hamburg St 21232
Joy Bankless	20	175 W Hamburg St 21230
Jim Reed	28	402 S. Sharp St
JENNY BARK	39	928 PEACH ST 21230
ELI'S BARK	55	928 PEACH 21230
Helen Berner Mills	62	1302-14 Handsboro Rd. ESSEX MD, 21224
Judith Brown	63	140 W. WISSE ST 21230
Joshua Jones	37	760. BERNICE ST. 21223
Chenwood Copeland	60	140 West West Street 21230
Antwon Walker	37	114 West Hamburg Street 21230
Gregory Smith	31	214 WEST HARBURG STREET 21220



JACK'S LAWSON  
141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
<del>Channing Hill</del> Boy	61	1400 Leaning hall
Hughes	33	8701 Fairlawn Ct
<del>Brown</del>	34	130 W. Chase St
C. BRITTON	72	138 W. CROSS ST
D. Snow	38	32 N. Poppleton
F. Rhodes	34	1818 Cig + S +
C. TAYLOR	35	Homeless
W. Clark	47	11 11
Kenneth Walters Sr	58	167 W. Henrietta
<del>Walters</del>	54	1939 W. Fern Ave
<del>Walters</del>	53	1153 Greenwalds
<del>Walters</del>	50	1151 Greenwalds
Bobon Smith	55	1371 Greenwalds St
Sharon Holmes	44	24 N. Norris St
NORMAN WALKER		916 BEVAN Pl.



Jackie's Owners  
 141-145 W. Hamburg

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done.

These stores are a part of our community and the owners should be treated with the respect and dignity

that any other member of our community deserves. We do not agree with any zoning change

that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Kenneth Ains	55	4051 FINE ALAMEDA 21218
Walter Astor	31	161 W. Hamburg 21230
Isisina Williams	26	155 W. Harpeth Street 21230
Sanahy Simm	51	142 W. Hamburg St. 21230
John Jones	40	200 W. Hamburg St 21211
STEVE INGRAM	53	1611 BAKER ST. 21217
Billy Spitzer	52	1005 Lockwood St 21230
Shorelha Jones	43	934 Peach Street 21230
Monique	25	934 Peach Street 21230
Shakil	28	934 Peach Street 21230
ZAK	68	838 Woodward Street 21225
Herb Parker	71	556 PINE ST 21228
Chanel Hibbler	45	904 Bethune Road 21230
Tonelle Lee	24	907 Bethune Road 21230
Ti Fairborn	22	907 Bethune Road 21230



JACK'S 21600'S  
141 - 145 W. Hamburg St

**We the undersigned OPPOSE the City's COMPREHENSIVE REZONING BILL.**

We believe that the taking of certain liquor stores' liquor licenses is UNFAIR and should not be done. These stores are a part of our community and the owners should be treated with the respect and dignity that any other member of our community deserves. We do not agree with any zoning change that would force any liquor store to move or lose their license, at all.

By signing this petition, I acknowledge that I am over the age of 18 and registered to vote in Baltimore City.

Name	Age	Address with Zip code
Sharon W 4519788	52	971 Leadenhall St APT 307 21230
FRONE ROBERT	32	911 Leadenhall St APT 401 21230
LINCKA MADRE	34	137 W Hametta St 21230
Dorothy Moore	93	127 W Hametta St 21230
Henry L Moody	48	Robin Sibley Charles Street
Frank R Arthur	50	3 BRISTOL HILL CT. 21228
Johnnie mer	48	177 W Hamburg St 21230
DAVID T DAVILL	28	171 W Hamburg St 21230
TERANCE EDWARDS	45	190 W Hamburg 21230
Jessie Williams	20	1008 Leadenhall 91230
RODOLPH WAIN	36	153 Hamburg St 21230
Esthera Wright	18	1005 Leadenhall Street 21230
Michelle Hickson	59	911 Leadenhall Street H 415, 21230
Michelle	51	911 Leadenhall St 21230
David Wain	50	911 Leadenhall St 21230





# City of Baltimore

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

## Meeting Minutes - Final

### Land Use and Transportation Committee

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Wednesday, May 8, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0355

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

**Present** 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

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

19-0355

##### **Rezoning - 141-145 West Hamburg Street**

For the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

**Sponsors:** Eric T. Costello

A motion was made by Member Stokes, Sr., seconded by Member Costello, that the bill be recommended favorably. The motion carried by the following vote:

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

#### **ADJOURNMENT**



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG,  
Ex Officio 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

HEARING NOTES

Bill: 19-0355

Rezoning - 141-145 West Hamburg Street

**Committee:** Land Use and Transportation  
**Chaired By:** Councilmember Edward Reisinger

**Hearing Date:** May 8, 2019  
**Time (Beginning):** 1:13 PM  
**Time (Ending):** 1:41 PM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** ~50  
**Committee Members in Attendance:**  
Reisinger, Edward, Chairman  
Middleton, Sharon, Vice Chair  
Clarke, Mary Pat  
Costello, Eric  
Dorsey, Ryan  
Pinkett, III 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 Stokes  
**Seconded by:**..... Councilmember Costello  
**Final Vote:** ..... Favorable



## **Major Speakers**

*(This is not an attendance record.)*

- Mr. Martin French, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Ryan Rummi, Baltimore Development Corporation
- Ms. Ashlea Brown, Department of Law
- Ms. Tyrell Dixon, Department of Housing and Community Development
- Mr. Taylor Lafave, Parking Authority of Baltimore City
- Ms. Linda Taylor, neighborhood resident
- Mr. John Williams, neighborhood resident
- Mr. Daniel Howard, a neighborhood resident
- Ms. Betty Bland-Thomas, President, Southwest Baltimore Partnership
- Ms. Caroline Hecker, Esquire, representative for the property owner

## **Major Issues Discussed**

1. Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification report.
2. Councilmember Costello explained the purpose of the bill. He emphasized that the request for rezoning was predicated on a mistake during the Transform Baltimore comprehensive rezoning process and also on a change in the neighborhood. There has been much change in the neighborhood, including the Stadium Square mixed-use development project, a new office building and apartment building. Certain members of the community support the bill. The owner also discussed plans for an improvement plan for the property which includes installation of high-resolution video cameras, additional exterior and interior lighting, as well as some other interior work and a willingness to sell groceries.
3. Mr. Martin French presented the Planning Commission's unfavorable report for the bill. The Planning Department's staff report recommended disapproval mainly due to the sale of alcoholic beverages on the site.
4. Mr. Derek Baumgardner testified that the Board of Municipal Zoning Appeal would like to defer to the Planning Department's report.
5. Agency representatives confirmed their agency's report.
6. Ms. Linda Taylor, a 25-year neighborhood resident, testified in support of the bill. She mainly supported the bill because of the types of groceries that were being made available at the store.
7. Mr. John Williams, a 25-year neighborhood resident, testified in support of the bill. He mainly supported the owner's dedication to the community.
8. Mr. Daniel Howard, a neighborhood resident, testified in support of the owners and the bill.
9. Ms. Betty Bland-Thomas, president of the Southwest Baltimore Partnership, testified in support of the bill. She spoke about gentrification of the community and the need for the resources which are currently being provided by the business.



- 10. Councilmember Costello pointed out that there is a petition circulating in the neighborhood in support of the bill.
- 11. Ms. Caroline Hecker, representative for the owner, presented handouts to the committee which included a petition opposing the reforms to alcohol outlets created by the City's Comprehensive Rezoning Bill; copies of the 1934 and 1935 liquor licenses for the property; a letter of support from Sharp-Leadenhall Community Leaders; an exhibit from the City's Complete Streets Manual showing street typologies; and Findings of Facts dated 5/8/19. She testified in support of the bill. She could not locate zoning records for the property. She did, however, find a history of the liquor license which indicated that the liquor store was authorized for operation in the middle of a residential area. The owner has had a successful and well-run establishment on the site. Ms. Hecker presented specific detailed information about population changes, trends in the area, etc.
- 12. The committee voted to accept written findings and those presented at the hearing.
- 13. The committee voted to recommend the bill favorable.
- 11. The hearing was adjourned.

**Further Study**

Was further study requested?  Yes  No  
 If yes, describe.

**Committee Vote:**

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

Jennifer L. Coates, Committee Staff  Date: May 9, 2019

cc: Bill File  
 OCS Chrono File







**CITY OF BALTIMORE  
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation      Chairperson: Edward Reisinger  
 Date: May 8, 2019      Time: 1:05 p.m.      Place: Clarence "Du" Burns Chambers  
 Subject: Ordinance - Rezoning - 141-145 West Hamburg Street      CC Bill Number: 19-0355

**PLEASE PRINT**

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



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	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"/>
Daniel	Howard		146 W West Street	21230						
Linda	Taylor	1003	Leadenhall St	81430			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Caroline	Harker		25 S. Charles St	21201	chocker@centurylink.net		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Betty	Blund-Thomas	118	W. CHAS ST	21230	bethblundth@comcast.net					
Shirley	McLomb	118	856 Bayview Street	21230	mclombshirley@gmail.com					
Denner	Johnson	118	176 W. Hamburg St.	21230						
Martin	French		Planning				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Kathy	MATHIAS		BOZ	21202	katmath@baltimoreseaside.com					<input checked="" type="checkbox"/>
John	Williams	1-8	911 Leaden Hall St	21230						

(\* 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 and Transportation

Chairperson: Edward Reisinger

Date: May 8, 2019

Time: 1:05 p.m.

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Rezoning - 141-145 West Hamburg Street

CC Bill Number: 19-0355

**PLEASE PRINT**

**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"/>		
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# City of Baltimore

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

## Meeting Agenda - Final

### Land Use and Transportation Committee

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Wednesday, May 8, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0355

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

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

19-0355

##### **Rezoning - 141-145 West Hamburg Street**

For the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

##### Sponsors:

Eric T. Costello

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION COMMITTEE**

**Mission Statement**

*On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation 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, May 8, 2019  
1:05 PM**

***City Council Bill # 19-0355***

***Rezoning - 141-145 West Hamburg Street***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
Staff: Marguerite Currin

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
Staff: Matthew Peters

### EXECUTIVE APPOINTMENTS

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

### HOUSING AND URBAN AFFAIRS

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

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

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

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
Staff: Samuel Johnson

### LAND USE AND TRANSPORTATION

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

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
Staff: Richard Krummerich

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

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



**CITY OF BALTIMORE**

BERNARD C. "JACK" YOUNG,  
Ex Officio 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.greenc@baltimorecity.gov

**BILL SYNOPSIS**

**Committee: Land Use and Transportation**

**Bill 19-0355**

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**Rezoning - 141-145 West Hamburg Street**

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**Sponsor: Councilmember Costello**

**Introduced: March 18, 2019**

**Purpose:**

For the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

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

**Hearing Date/Time/Location: May 8, 2019 / 1:05 p.m./Clarence "Du" Burns Chambers**

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**Agency Reports**

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

## Analysis

### Current Law

Article 32 - Zoning  
Zoning District Map  
Sheet 65  
Baltimore City Revised Code  
(Edition 2000)

### Background

If approved, Bill 19-0355 proposes to rezone 141-145 West Hamburg Street from the R-7 Zoning District to the C-1 Zoning District.

According to the State Land Use Article, a rezoning may be approved based on a finding that there was:

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

The applicant and owner of the properties is Eun-yon Yim. The property is situated in the Sharp-Leadenhall neighborhood. The building is situated on the southwest corner of the intersection of West Hamburg and Leadenhall Streets. Solo Gibbs Park lies one block to the south of the property. The property is zoned R-7.

The 40' x 51' property is improved with a three-story, attached, end of row building. The building is currently being used as a liquor store. The neighborhood is predominantly residential. There are businesses to the east of the property on South Hanover Street. M & T Bank Stadium lies 3 blocks to the west of the property.

Prior to Transform Baltimore, the comprehensive rezoning process, the property was zoned R-7 Residential Zoning District. Under the new Zoning Code, Transform Baltimore, 141-145 West Hamburg Street remained R-7. Under the current Zoning Code the liquor store has become a nonconforming use in the R-7 Zoning District. Retail goods establishment (With Alcoholic Beverages Sales are, however, are allowed in the C-1 Commercial Zoning as a conditional use by ordinance of the Mayor and City Council.

If approved, Bill 19-0355 proposes to rezone the property as follows:

Property	Zoning		
	Prior to Transform	Current	Proposed
141 – 145 Hamburg	R-7	R-7	C-1

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

**Current Zoning District – R-7**

**§ 9-203. R-7 Mixed Residential District.**

**(a) Neighborhoods.**

The R-7 Mixed Residential Zoning District is intended for those areas that offer a diverse range of housing types. Development in this district accommodates a transition between naturalistic and urban residential settings.

**Proposed Zoning District – C-1**

**§ § 10-201. C-1 Neighborhood Business District.**

**(a) Areas for which intended.**

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

**(b) Standards.**

The C-1 District standards are crafted to:

- (1) ensure compatibility between neighboring residential and commercial uses;
- (2) maintain the proper scale of commercial use; and
- (3) address the unique issues related to smaller commercial sites.

(Ord. 16-581)

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**Additional Information**

**Fiscal Note:** Not Available

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

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**Analysis by:** Jennifer L. Coates  
**Analysis Date:** May 3, 2019



**Direct Inquiries to:** (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 19-0355  
(First Reader)**

---

Introduced by: Councilmember Costello

At the request of: Ms. Eun-yon Yim

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: March 18, 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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 141-145 West Hamburg Street**

3 FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg  
4 Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7  
5 Zoning District to the C-1 Zoning District.

6 BY amending

7 Article 32 - Zoning  
8 Zoning District Map  
9 Sheet 65  
10 Baltimore City Revised Code  
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 Sheet 65 of the Zoning District Map is amended by changing from the R-7 Zoning District to the  
14 C-1 Zoning District the property known as 141-145 West Hamburg Street (Block 0932, Lot 063),  
15 as outlined in red on the plat accompanying this Ordinance.

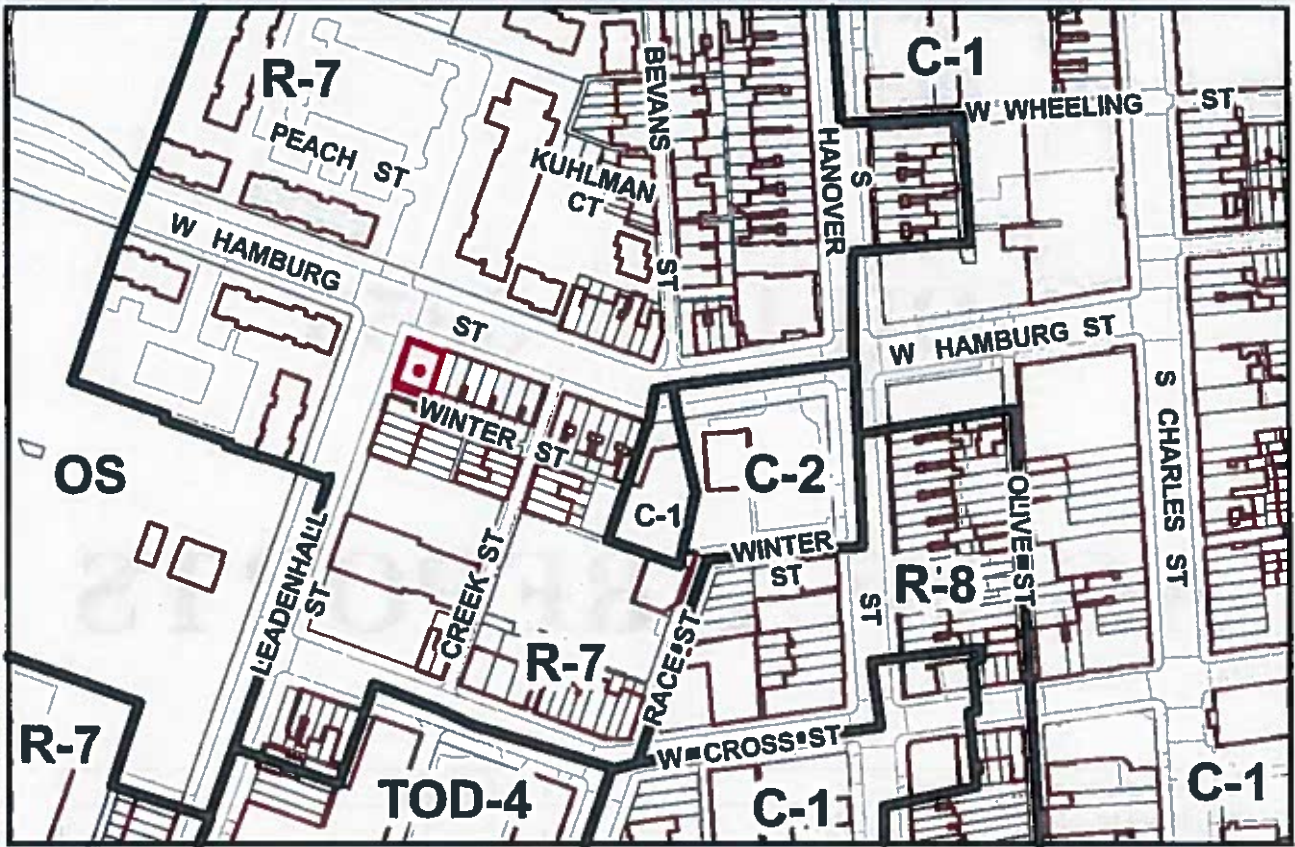
16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
19 shall sign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

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

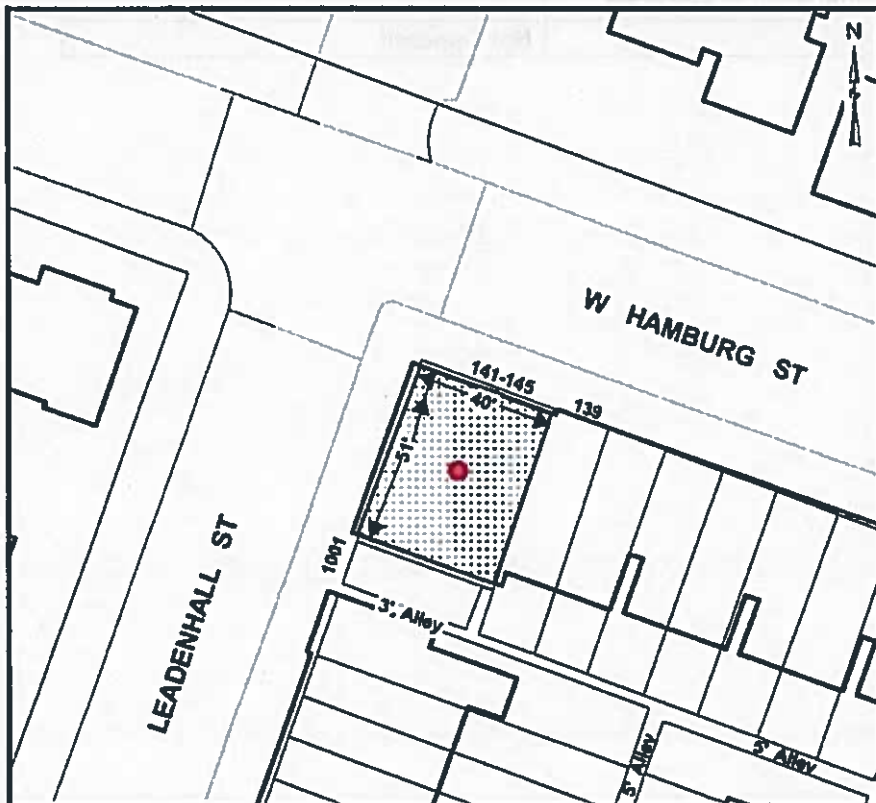
**Council Bill 19-0355**

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

**SHEET NO. 65 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 141-145 WEST HAMBURG STREET. The Applicant Wishes To Request The Rezoning Of The Aforementioned Property From R-7 Zoning to C-1 Zoning, As Outlined In Red Above.

WARD 23                      SECTION 3  
BLOCK 932                      LOT 63

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
PRESIDENT CITY COUNCIL

355

**LAND USE AND TRANSPORTATION COMMITTEE**

**BILL 19-0355**

**AGENCY REPORTS**

<b>Planning Commission</b>	<b>Unfavorable</b>
<b>Board of Municipal Zoning Appeals</b>	
<b>Department of Transportation</b>	<b>No Objection</b>
<b>Department of Law</b>	
<b>Department of Housing and Community Development</b>	
<b>Parking Authority of Baltimore City</b>	<b>Not Opposed</b>



## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, March 26, 2019 2:41 PM  
**To:** Caroline Hecker (checker@rosenbergmartin.com)  
**Cc:** Costello, Eric; Austin, Natawna B.  
**Subject:** Public Notice Instructions for Bill 19-0355  
**Attachments:** Afro American; Michele Griesbauer - Sunpaper - Advertising; Darlene Miller; LU Form - Contacts for Sign Posting.docx; PNI - Letter - 19-0355 - RZ - 141-145 w Hambur St.docx; Sample - Certificate of Posting - Attachment C.docx

Caroline,

Attached is the information you will need to post and advertise the subject bill to be heard by the Baltimore City Council's Land Use and Transportation Committee on **May 8, 2019 at 1:05 p.m.** I have also attached a contact list for sign makers and a sample certification template.

If you need more information, feel free to contact me.

**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

### Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.



**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**OFFICE OF COUNCIL SERVICES**

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

**TO:** Ms. Eun-yon Yim c/o Ms. Caroline L. Hecker, Esquire

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

**Date:** March 26, 2019

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS  
(REZONINGS); PLANNED UNIT DEVELOPMENTS

---

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

**Bill:** City Council Bill No. 19-0355

**Date:** Wednesday, May 8, 2019

**Time:** 1:05 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 § 5-601 – Map or Text Amendments; PUDs**

For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

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

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



## Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

## Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

## Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent 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 certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

<b><i>Newspaper Ad Must Be Published By:</i></b>	<b><i>April 23, 2019</i></b>
<b><i>Sign Must Be Posted By:</i></b>	<b><i>April 8, 2019</i></b>
<b><i>Written Notice to Property Owners By:</i></b>	<b><i>April 23, 2019</i></b>

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 and Transportation Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE  
**POSTED BY APRIL 8, 2019 AND PUBLISHED BY APRIL 23, 2019**, AS DISCUSSED  
ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

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**BALTIMORE CITY COUNCIL**

**PUBLIC HEARING ON BILL NO. 19-0355**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 8, 2019 at 1:05 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. 19-0355.

**CC 19-0355 ORDINANCE - Rezoning – 141 – 145 West Hamburg Street**

FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

BY amending  
Article 32 - Zoning  
Zoning District Map  
Sheet 65  
Baltimore City Revised Code  
(Edition 2000)

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

Applicant: Ms. Eun-yon Yim

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

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  
ADVERTISEMENT TO:**

Ms. Eun-yon Yim  
c/o Caroline L. Hecker, Esquire  
Rosenberg, Martin, Greenbert, LLP  
25 South Charles Street, Ste. 21<sup>st</sup> Floor  
410-727-6600

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-601**

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

(a) Hearing required.

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

(1) the parties in interest and the general public will have an opportunity to be heard; and

(2) all agency reports will be reviewed.

(b) Notice of hearing required.

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

(1) by publication in a newspaper of general circulation in the City;

(2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:

(i) by posting in a conspicuous place on the subject property; and

(ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and

(3) for a comprehensive rezoning:

(i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and

(ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
  - (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
  - (3) the name of the applicant.
- (d) Number and manner of posted notices.
- (1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:
    - (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
    - (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
    - (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
    - (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
    - (v) each sign must be at least 3 feet by 4 feet in size.
  - (2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.
- (e) Timing of notices – In general.

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

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

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

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

- 
- (1) posted at least 30 days before the public hearing; and
  - (2) removed within 48 hours after conclusion of the public hearing.



## **Coates, Jennifer**

---

**Full Name:** Afro American  
**Last Name:** American  
**First Name:** Afro

**Business:** (410) 554-8251

**E-mail:** TRobinson@afro.com  
**E-mail Display As:** TRobinson@afro.com



## Coates, Jennifer

---

**Full Name:** Michele Griesbauer  
**Last Name:** Griesbauer  
**First Name:** Michele  
**Company:** Sunpaper - Advertising

**Business Address:** <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

**Business:** (410) 332-6381  
**Business Fax:** (410) 783-2507

**E-mail:** [mgriesbauer@baltsun.com](mailto:mgriesbauer@baltsun.com)  
**E-mail Display As:** Sunpaper - Advertising ([mgriesbauer@baltsun.com](mailto:mgriesbauer@baltsun.com))

Monday, June 09, 2014 4:07 PM:  
Michele Wharton 410-332-6522

---



## **Coates, Jennifer**

---

**Full Name:** Darlene Miller  
**Last Name:** Miller  
**First Name:** Darlene  
**Company:** Daily Record

**Business Address:** 443-524-8188 Direct, Line  
United States of America

**Business Fax:** (410) 752-5469

**E-mail:** legalad@thedailyrecord.com  
**E-mail Display As:** Darlene Miller - Daily Record (legalads@thedailyrecord.com)



THE NOTICE OF HEARING SIGN(S) MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BALTIMORE CITY BOARD OF MUNICIPAL AND ZONING APPEALS AND ARTICLE 32 – ZONING, SECTION 5-602 (SEE ATTACHMENT B) WHICH CAN BE OBTAINED FROM THE FOLLOWING WEBSITES:

<https://zoning.baltimorecity.gov/>

<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

---

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)

---

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)

---

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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**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



**CITY OF BALTIMORE  
COUNCIL BILL 19-0355  
(First Reader)**

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Introduced by: Councilmember Costello

At the request of: Ms. Eun-yon Yim

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: March 18, 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 **Rezoning – 141-145 West Hamburg Street**

3 FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg  
4 Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7  
5 Zoning District to the C-1 Zoning District.

6 BY amending

7 Article 32 - Zoning  
8 Zoning District Map  
9 Sheet 65  
10 Baltimore City Revised Code  
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 Sheet 65 of the Zoning District Map is amended by changing from the R-7 Zoning District to the  
14 C-1 Zoning District the property known as 141-145 West Hamburg Street (Block 0932, Lot 063),  
15 as outlined in red on the plat accompanying this Ordinance.

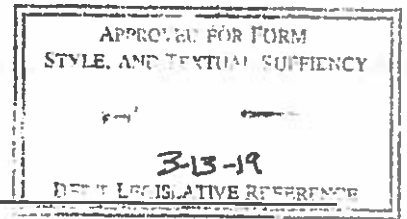
16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
19 shall sign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

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

**Council Bill 19-0355**

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

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



Introduced by: Councilmember Costello

At the request of: Ms. Eun-yon Yim

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning

**Rezoning – 141-145 West Hamburg Street**

FOR the purpose of changing the zoning for the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District.

BY amending

Article 32 - Zoning  
Zoning District Map  
Sheet 65  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 65 of the Zoning District Map is amended by changing from the R-7 Zoning District to the C-1 Zoning District the property known as 141-145 West Hamburg Street (Block 0932, Lot 063), as outlined in red on the plat accompanying this Ordinance.

**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.

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



**STATEMENT OF INTENT  
FOR**

Rezoning of 141-145 W. Hamburg Street  
*{Address}*

**1. Applicant's Contact Information:**

Name: Ms. Eun Y. Yim, c/o Caroline L. Hecker, Rosenberg Martin Greenberg, LLP  
Mailing Address: 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201  
Telephone Number: (410) 727-6600  
Email Address: checker@rosenbergmartin.com

**2. All Proposed Zoning Changes for the Property:** Rezone the above-referenced property from the R-7 to the C-1 Zoning District.

**3. All Intended Uses of the property:** retail goods establishment with alcoholic beverages sales; residential

**4. Current Owner's Contact Information:**

Name: Ms. Eun-yon Yim  
Mailing Address: 10377 Tuscany Road  
Ellicott City, MD 21042  
Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**5. Property Acquisition:**

The property was acquired by the current owner on June 21, 1999 by deed recorded in the Land Records of Baltimore City in Liber 8653 Folio 171.

**6. Contract Contingency:**

(a) There is \_\_\_\_\_ is not X a contract contingent on the requested legislative authorization.

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

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

N/A

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





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

**7. Agency:**

(a) The applicant is \_\_\_ is not X 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 as follows {use additional sheet if necessary}: N/A

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

**AFFIDAVIT**

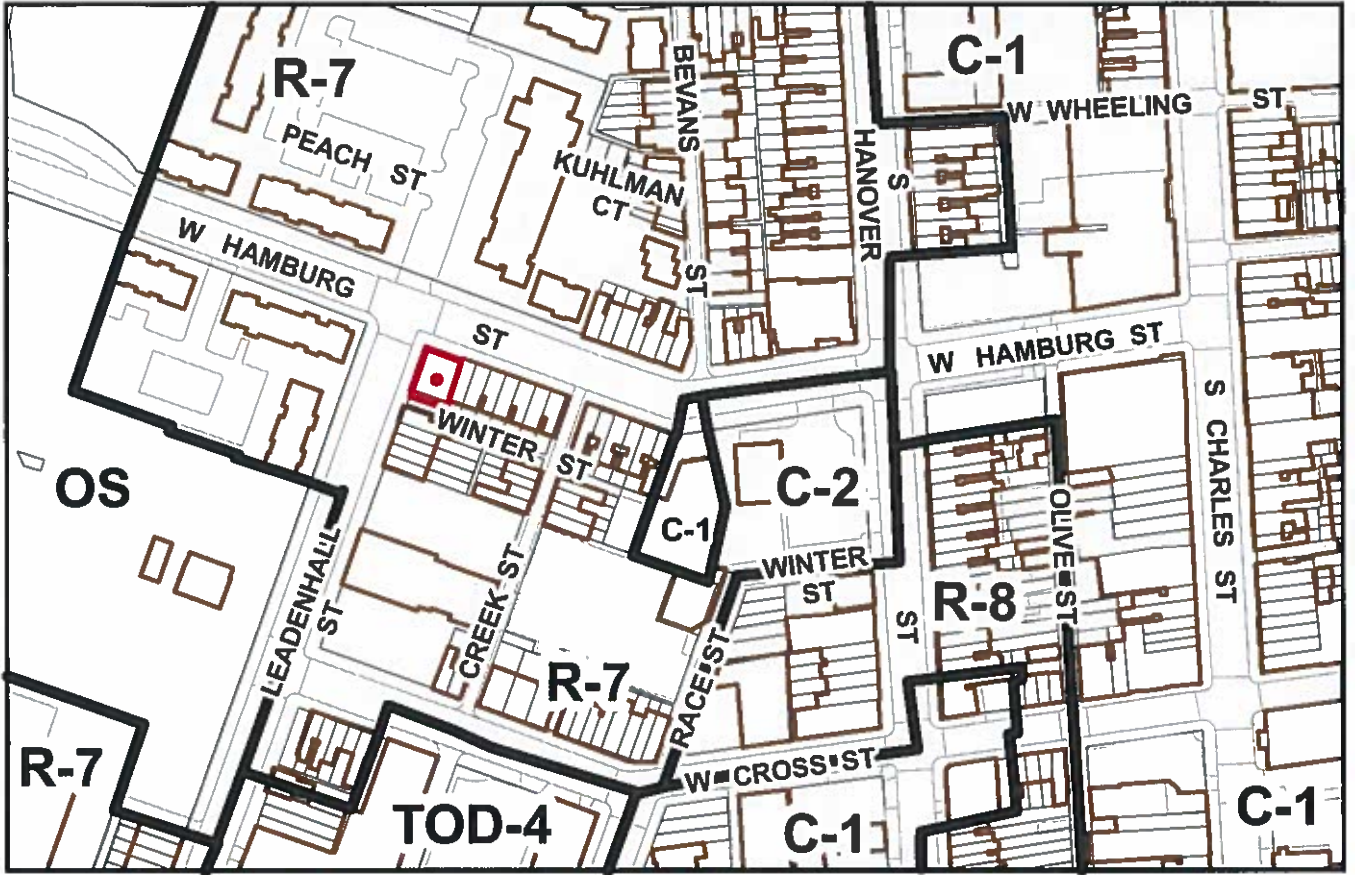
I, Caroline L. Hecker, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

Caroline L. Hecker  
Caroline L. Hecker, Authorized Agent for Applicant

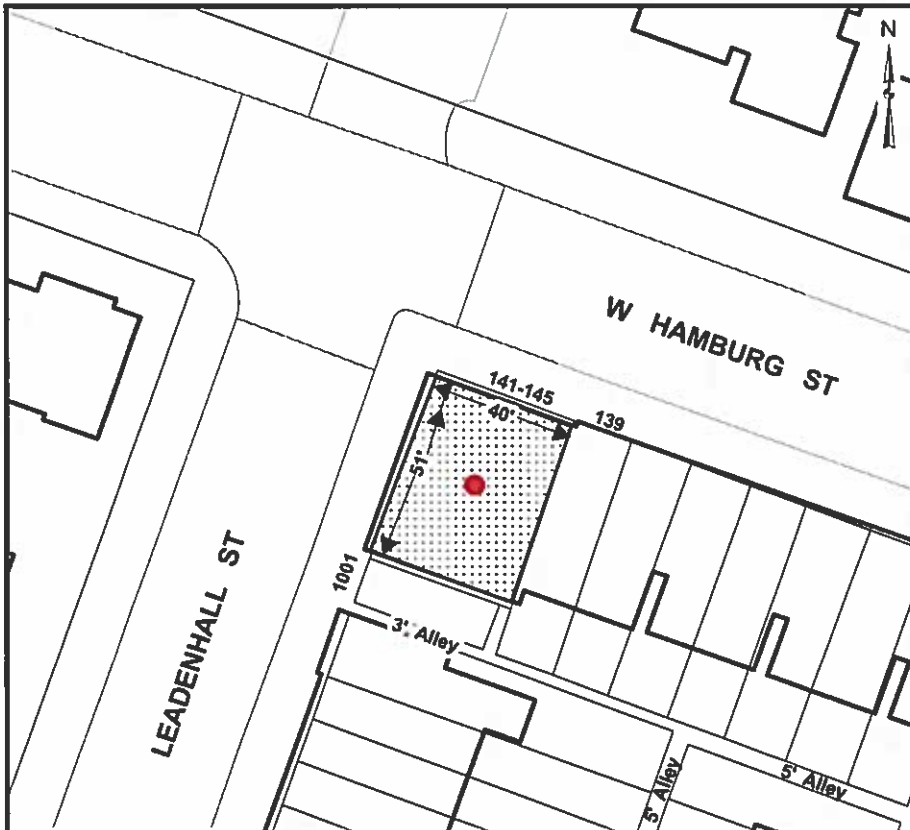
3/12/19  
Date



**SHEET NO. 65 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

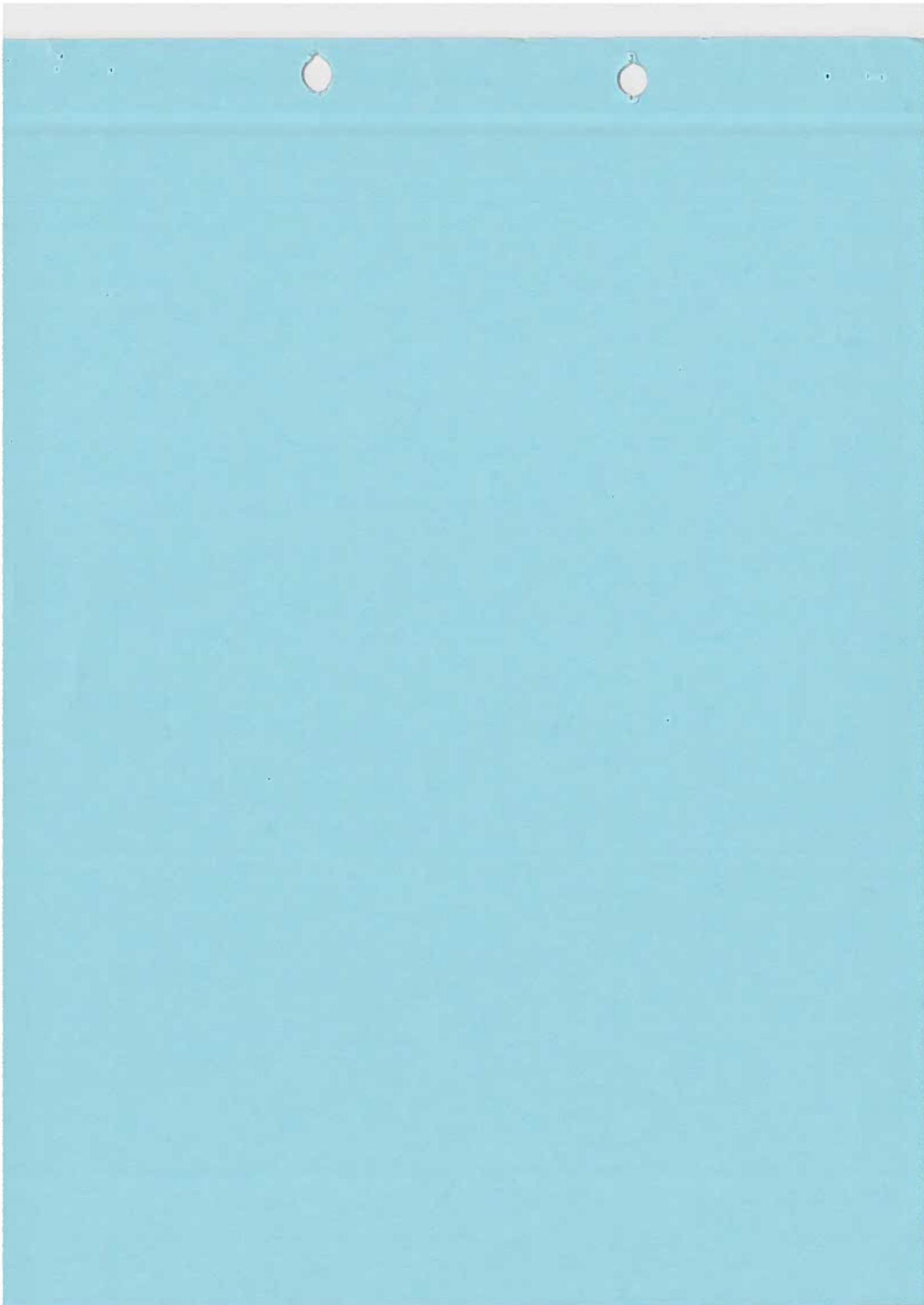
**Note:**

In Connection With The Property Known As No. 141-145 WEST HAMBURG STREET. The Applicant Wishes To Request The Rezoning Of The Aforementioned Property From R-7 Zoning to C-1 Zoning, As Outlined In Red Above.

WARD 23                      SECTION 3  
BLOCK 932                      LOT 63

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
PRESIDENT CITY COUNCIL





**ACTION BY THE CITY COUNCIL**

MAR 18 2019

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

PUBLIC HEARING HELD ON May 8, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF May 13, \_\_\_\_\_ 20 19

FAVORABLE  UNFAVORABLE  FAVORABLE AS AMENDED  WITHOUT RECOMMENDATION

  
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:

MAY 13 2019

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

THIRD READING \_\_\_\_\_ JUN 11 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