

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

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

HEARING NOTES

Ordinance: 20-0590

**Zoning - Conditional Use Parking Lot - 1301-1325 Etting Street, 505, 507, 509, and 511 West Lafayette Avenue, and the Alley Adjacent to 1325 Etting Street**

**Committee:** Land Use

**Chaired by:** Councilmember Edward Reisinger

**Hearing Date:** September 16, 2020

**Time (Beginning):** 1:05 PM

**Time (Ending):** 1:50 PM

**Location:** Webex Virtual Hearing

**Total Attendance:** Approximately 35 people

**Committee Members in Attendance:**

Edward Reisinger

Eric Costello

Leon Pinkett

Shannon Sneed

Ryan Dorsey

Robert Stokes

Mary Pat Clarke

Sharon Green Middleton

Bill Synopsis in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-digitally recorded? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Certification of advertising/posting notices in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Evidence of notification to property owners? .....	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Final vote taken at this hearing? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by: .....	Costello		
Seconded by: .....	Clarke		
Final Vote: .....	Fav. with Amendments		

**Major Speakers**

*(This is not an attendance record.)*

Eric Tiso, Department of Planning

Hilary Ruley, Law Department

---

### Major Issues Discussed

1. Chairman Reisinger called the hearing to order; read the bill number, title, and purpose; and confirmed that the public notice requirements were met.
2. Councilman Costello provided background on the subject property and the proposed use. He also noted that nearby community associations support the proposal and that the applicant is working with the community to develop a memorandum of understanding.
3. Eric Tiso summarized the Planning Commission's findings and recommendations, and explained the Planning Commission's proposed amendments. He also discussed the unused public alley in the middle of the subject properties and explained that the proposed plan does not appear to impact the alley bed.
4. Hilary Ruley confirmed that the Law Department can approve the bill for form and legal sufficiency. She noted that the Law Department had suggested an amendment regarding the public alley, but also clarified that the Department can approve the bill without the amendment.
5. Representatives from other City agencies confirmed the recommendations in their agencies' written reports.
6. One public attendee testified in favor of the bill. Another public attendee testified in opposition to the bill by text submitted through the Webex Q&A function. Reverend Patrick Clayborn testified on behalf of the applicant and noted that the proposed parking lot will not interfere with garbage truck access to pick up from adjacent homes.
7. Councilman Dorsey asked whether the site is subject to stormwater requirements. Eric Tiso explained that the applicant is required to address stormwater in its site plan and Councilman Costello noted that the applicant has retained a stormwater engineer.
8. Councilman Costello discussed facts in support of the findings required by the Zoning Code for approval of the bill.
9. The committee voted to recommend the findings of fact.
10. The committee voted to recommend the Planning Commission's amendments.
11. The committee voted to recommend the bill favorably as amended.

---

### Further Study

Was further study requested?

☐ Yes ☒ No

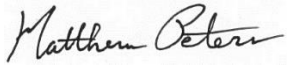
If yes, describe.

---

### Committee Vote:

E. Reisinger: ..... Yea  
S. Sneed: ..... Yea  
M. Clarke: ..... Yea  
E. Costello: ..... Yea  
R. Dorsey: ..... Nay  
S. Middleton: ..... Yea  
L. Pinkett: ..... Yea  
R. Stokes: ..... Yea

---



Matthew L. Peters, Committee Staff

Date: September 16, 2020

Cc: Bill File  
OCS Chrono File