

EIGHTEENTH DAY

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FOURTH COUNCILMANIC YEAR - SESSION OF 2020-2024

**JOURNAL**  
**CITY COUNCIL OF BALTIMORE**

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August 26, 2024 at 5:00 p.m.

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Pastor Marcia Williams of the Abundant Life Purpose Center led the Council in Prayer.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

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The City Council of Baltimore met pursuant to adjournment. Present: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos Absent: Schleifer, Burnett

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**JOURNAL APPROVED**

The Journal of July 22, 2024 was read and approved.

The amended Journal of June 24, 2024 was read and approved.

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COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

July 23, 2024

The Honorable Nick J. Mosby, Council President  
Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bills:

**24-0486 – Zoning - Conditional Use Banquet Hall - Variance - 601 Cherry Hill Road**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 601 Cherry Hill Road (Block 7625, Lot 046), as outlined in red on the accompanying plat; granting a variance from off-street parking requirements; and providing for a special effective date.

**24-0534 – Bond Issue - Affordable Housing Loan - \$20,000,000**

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution I and Senate Resolution I of 2024 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell, at any time or from time to time and in one or more series its certificates of indebtedness as evidence thereof, and proceeds not exceeding TWENTY Million (\$20,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds shall be used for or in connection with planning, developing, executing, and making operative the Affordable Housing program of the Mayor and City Council of Baltimore, including, but not limited to, the acquisition, by purchase, lease, condemnation or any other legal means, of land or property, or any right, interest, franchise, easement or privilege therein, in the City of Baltimore; the payment of any and all costs and expenses incurred in connection with or incidental to the acquisition and management of said land or property, including any and all rights of interest therein hereinbefore mentioned; the

payment of any and all costs and expenses incurred for or in connection with relocating and moving persons or other legal entities displaced by the acquisition of said land or property, or any of the rights or interest therein hereinbefore mentioned, in the City of Baltimore; the development or redevelopment, including, but not limited to, the comprehensive renovation or rehabilitation of, any land or property, or any rights or interests therein hereinbefore mentioned, in the City of Baltimore, and the disposition of land and property for such purposes; costs related to the rehabilitation and new construction of and operation of rental and homeownership developments, such costs to include but not be limited to relocation assistance, rental payment and home purchase assistance, housing counseling and project financing comprised of loans(including forgivable or fully amortizing) or grants or other related activities and buyer education assistance, and activities to support the orderly and sustainable planning, preservation, rehabilitation, and development of economically diverse housing in City neighborhoods; support for the Affordable Housing Trust Fund; the elimination of unhealthful, unsanitary or unsafe conditions, lessening density, eliminating obsolete or other uses detrimental to the public welfare or otherwise removing or preventing the spread of blight or deterioration in the City of Baltimore; the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements, and for the construction, reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, and other structures or improvements; the payment of any and all costs and expenses incurred for, or in connection with, doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City, on Tuesday, the 5th day of November, 2024; and providing generally for the issuance and sale of such certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

#### **24-0535 – Bond Issue – School Loan – \$55,000,000**

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution II and Senate Resolution II of 2024 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell, at any time or from time to time and in one or more series its certificates of indebtedness as evidence thereof, and proceeds not exceeding FIFTY-FIVE Million Dollars (\$55,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds shall be used for the acquisition, by

purchase, lease, condemnation or any other legal means, of land or property, or any rights therein, in the City of Baltimore, and demolishing, constructing and erecting on said land or property, or on any land or property now or hereafter owned by the Baltimore City Board of School Commissioners and/or the Mayor and City Council of Baltimore, new school buildings, athletic and other auxiliary facilities including community health and recreation facilities, and for additions and improvements to, or the modernization or reconstruction of, including the inspection, removal, encapsulation, management, containment and abatement of asbestos from existing facilities, and for equipment for any and all new or existing facilities authorized to be constructed, erected, added, improved, modernized or reconstructed by the provisions hereof; the payment of any and all costs and expenses incurred for or in connection with doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services, including, without limitation, services relating to planning for future projects of the same general character which may be constructed out of future loans; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the issuance of refunding bonds; conferring certain powers upon the Baltimore City Board of School Commissioners; imposing certain conditions in connection with the expenditure of the proceeds derived from the sale of said certificates of indebtedness; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the Election to be held on Tuesday, the 5th day of November, 2024, and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

**24-0536 – Bond Issue – Community and Economic Development Loan – \$50,000,000**

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution III and Senate Resolution III of 2024 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell its certificates of indebtedness as evidence thereof, and proceeds not exceeding FIFTY Million Dollars (\$50,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); and the remainder of such proceeds to be used for or in connection with planning, developing, executing, and making operative the community, commercial and industrial economic development programs of the Mayor and City Council of Baltimore, including, but not limited to, the acquisition, by purchase, lease, condemnation or any other legal means, of land or property, or any right, interest, franchise, easement or privilege therein, in the City of Baltimore; the payment of any and all costs and expenses incurred in

connection with or incidental to the acquisition and management of said land or property, including any and all rights or interest therein hereinbefore mentioned; the payment of any and all costs and expenses incurred for or in connection with relocating and moving persons or other legal entities displaced by the acquisition of said land or property, or any of the rights or interest therein hereinbefore mentioned; the development or redevelopment, including, but not limited to, the comprehensive renovation or rehabilitation of any land or property, or any rights or interests therein hereinbefore mentioned, in the City of Baltimore; and the disposition of land and property for such purposes; the elimination of unhealthful, unsanitary, or unsafe conditions, lessening density, eliminating obsolete or other uses detrimental to the public welfare or otherwise removing or preventing the spread of blight or deterioration in the City of Baltimore; building from strength; stabilizing middle neighborhoods, strengthening neighborhood retail corridors, the creation of healthy, sanitary, and safe, and green conditions in the City of Baltimore; the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements and for the construction, reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, and other structures or improvements; making loans and grants to various projects and programs related to growing businesses in the City; attracting and retaining jobs; providing homeownership incentives and home repair assistance; making loans and grants to various projects and programs related to improving the cultural life and promotion of tourism in Baltimore City; and the lending or granting of funds to any person or other legal entity to be used for or in connection with the rehabilitation, renovation, redevelopment, improvement or construction of buildings and structures to be used or occupied for residential or commercial purposes and the payment of any and all costs and expenses incurred for, or in connection with, doing any or all of the things herein mentioned, including, but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and other professional services; and for doing any and all things necessary, proper, or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; all such land or property shall be acquired, developed, redeveloped, renovated, rehabilitated, altered, improved, held or disposed of, as provided by law; authorizing the issuance of refunding bonds; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City, on Tuesday, the 5th day of November, 2024; and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

**24-0537 – Bond Issue - Public Infrastructure Loan - \$125,000,000**

For the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General Assembly House Resolution IV and Senate Resolution IV of 2024 approved by the members of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue and sell its certificates of indebtedness as evidence thereof, and proceeds not exceeding ONE HUNDRED TWENTY-FIVE Million Dollars (\$125,000,000.00) from the sale of such certificates of indebtedness to be used for the cost of issuance, including the expense of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected therewith (which may include the proportion of the compensation of employees and general administrative expenses of the Department of Finance reasonably allocated to the issuance of the bonds); for the development of the public infrastructure owned or controlled by the Mayor and City Council of Baltimore and the Enoch Pratt Free Library, and the construction and development of streets, bridges, courthouses, city office buildings, police stations, fire stations, solid waste facilities, information technology, public park and recreational and related land, property, buildings, structures or facilities including but not limited to, the acquisition by purchase, lease, condemnation or any other legal means, of land or property, or any rights therein, in the City of Baltimore, and constructing and erecting on said land or property, or on any land or property, new buildings, structures, and auxiliary facilities; and for the renovation, alteration, construction, reconstruction, installation, improvement and repair of existing infrastructure, buildings, structures or facilities, to be or now being used for or in connection with the operations, functions and activities of the Mayor and City Council of Baltimore and the Enoch Pratt Free Library, the demolition, removal, relocation, renovation or alteration of land, buildings, streets, highways, alleys, utilities or services, and other structures or improvements, and for the construction, reconstruction, installation, relocation or repair of buildings, streets, highways, alleys, utilities or services, including information technology infrastructure, and other structures or improvements; for the acquisition and installation of trees or for tree planting programs; and for the acquisition and installation of equipment and fixtures for any and all facilities authorized to be constructed, erected, altered, reconstructed, renovated, installed or improved by the provisions hereof; the payment of any and all costs and expenses incurred for or in connection with doing any or all of the things herein mentioned, including but not limited to, the costs and expenses of securing administrative, appraisal, economic analysis, engineering, planning, designing, architectural, surveying and other professional services; and for doing any and all things necessary, proper or expedient in connection with or pertaining to any or all of the matters or things hereinbefore mentioned; authorizing the issuance of refunding bonds; conferring and imposing upon the Board of Finance of Baltimore City certain powers and duties; authorizing the submission of this Ordinance to the legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to be held in Baltimore City on Tuesday, the 5th day of November, 2024; and providing for the expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City Council of Baltimore.

In service,

Brandon M. Scott  
Mayor

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**INTRODUCTION AND READ FIRST TIME**

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

**Bill No. 24-0575** – By the Council President (Administration - Department of Transportation) and Councilmember Bullock

An Ordinance condemning and closing certain streets and alleys, bounded by West Mulberry Street, North Schroeder Street, West Fairmount Avenue and North Stockton Street, lying within the Poppleton Urban Renewal Area, as shown on a plat numbered 343-A-27A, Sheets 1 through 6, dated January 16, 2024, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0576** – By Councilmember Bullock (Administration – Commission for Architectural Preservation)

An Ordinance establishing Conservation Districts; providing a study, proposal, and review process; defining certain terms; and providing for a special effective date.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

**Bill No. 24-0577** – By Councilmember Stokes

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1032 Homewood Avenue (Block 1182, Lot, 042), as outlined in red on the accompanying plat; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0578** – By Councilmember Torrence

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0579** – By Councilmember Bullock

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0580** – By Councilmember Stokes

An Ordinance changing the zoning for the property known as 901 Aisquith Street (Block 1207, Lot 065), as outlined in red on the accompanying plat, from the R-8 Zoning District to the R-10 Zoning District.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0581** – By Councilmember Stokes

An Ordinance changing the zoning for the property known as 200 North Central Avenue (Block 1320, Lot 001), as outlined in red on the accompanying plat, from the EC-2 Zoning District to the C-2 Zoning District.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0582** – By Councilmember Cohen

An Ordinance changing the zoning for the property known as 3305 Esther Place (Block 6265, Lot 064), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-2 Zoning District.

The bill was read the first time and referred to the Ways and Means Committee.



**Bill No. 24-0226R** – By Councilmembers Stokes, Glover, Ramos, Porter, Torrence, and Middleton

A Resolution requesting that representatives from East Baltimore Development Incorporated (EBDI) brief the Council regarding the status of the ongoing revitalization of an 88-acre portion of East Baltimore and the upcoming forensic audit of EBDI, including considerations for auditor selection, community involvement, and clarification of financial outlay.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0227R** – By Councilmembers Porter, Conway, Bullock, Middleton, Ramos, Cohen, and Stokes

A Resolution inviting the Fair Election Fund Administrator, the Director of Finance, and the City Administrator to appear before the City council to discuss: (1) who supervises the Fair Election Fund Administrator; (2) the process by which the Fair Election Fund recoups leftover money from candidates following an election; and (3) the timeline and procedures a candidate is required to follow to return funds to the Fair Election Fund.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

**Bill No. 24-0228R** – By the City Council President (Administration – Office of the Comptroller)

A Resolution inviting representatives from the Office of the Comptroller, representatives from the Department of Real Estate, and the City Solicitor to report on the Baltimore City Vendor Lien Program and provide additional information as requested by the Committee.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0229R** – By Councilmembers Ramos, Stokes, Porter, Cohen, Dorsey, Conway, Middleton, Torrence, and Bullock

A Resolution inviting the leadership of Baltimore Gas and Electric Company and its parent company, the Exelon Corporation, to come before the Baltimore City Council to address the frequent non-weather-related power outages across the City this summer, and to: (1) present the results of BGE's Resiliency Study, conducted after the fourth such outage; (2) present their plan for long-term resolution of this problem and others like it; (3) explain the lack of accurate and efficient communication with residents and Councilmembers about the status of these outages; (4) explain the process by which residents may make claims for any damages sustained to their homes or personal property, including lost food, during these outages; and (5) explain the process by which residents may ask for discounts on their BGE bills for the lack of power during these non-weather related outages.

The bill was read the first time and referred to the Health, Environment, and Technology Committee.

**Bill No. 24-0230R** – By Councilmember Ramos

A Resolution requiring the Department of Housing and Community Development, Department of Finance, Department of Planning, and City Administrator to attend a hearing to outline the implementation of the Inclusionary Housing Program in Baltimore City, specifically to provide: (1) an explanation of the delays; (2) a new timeline for the appointment of the Inclusionary Housing Board; (3) a new timeline for promulgation of the Inclusionary Housing Program regulations and implementation of its guidelines; (4) the number of permits already given for projects that would be eligible for the program; and (5) a timeline for the promulgation of the High Performance Inclusionary Tax Credit regulations and its application.

The bill was read the first time and referred to the Ways and Means Committee.

**CONSENT CALENDAR**

CEREMONIAL RESOLUTIONS NO. 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, AND 2382 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the resolutions adopted under Rule 3-9.

**Ceremonial Resolutions will be found at the end of the Journal.**

**ACTION ON EXECUTIVE APPOINTMENTS**

Councilmember Conway made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

RONNIE BROWN

Member

BOARD:

Civilian Review Board - District 4

EXPIRATION OF TERM:

December 4, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Conway made a motion, which was duly seconded, that the appointment of Ronnie Brown be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the appointment of Ronnie Brown confirmed.

Councilmember Conway made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

SHANNON HARRIS

Member

BOARD:

Civilian Review Board – District 11

EXPIRATION OF TERM:

December 4, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Conway made a motion, which was duly seconded, that the appointment of Shannon Harris be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the appointment of Shannon Harris confirmed.

Councilmember Conway made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

AARON MAYBIN

Member

BOARD:

Civilian Review Board - District 9

EXPIRATION OF TERM:

December 4, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Conway made a motion, which was duly seconded, that the appointment of Aaron Maybin be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the appointment of Aaron Maybin confirmed.

Councilmember Conway made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

PRISCILLA A. BATTEN

Member

BOARD:

Civilian Review Board - District 5

EXPIRATION OF TERM:

December 4, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Conway made a motion, which was duly seconded, that the appointment of Priscilla A. Batten be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the appointment of Pricilla A. Batten confirmed.

Councilmember Conway made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

DARREN G. ROGERS

Member

BOARD:

Civilian Review Board - District 8

EXPIRATION OF TERM:

December 4, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Conway made a motion, which was duly seconded, that the appointment of Darren G. Rogers be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared the appointment of Darren G. Rogers confirmed.

#### **COMMITTEE REPORTS**

##### **BILL NO. 23-0350 REPORTED FAVORABLY AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 23-0350 favorably.

An Ordinance changing the zoning for the property known as 420 North Haven Street (Block 6265A, Lot 011), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District.

#### **Findings of Fact**

##### **City Council Bill No. 23-0350 Rezoning – 420 N Haven Street**

Upon finding as follows with regard to:

(1) Population changes;

The Baltimore Highlands neighborhood saw a 16% increase in population between the 2010 Census and 2020 Census, growing from 2,703 to 3,142 residents. In relation to the

City at-large, this increased population is striking and has predominantly come from the influx of new Mexican and Central American residents.

(2) The availability of public facilities;

There will be no impact to provision of facilities as a result of this rezoning. The area is well served by public utilities, as well as fire and police protection.

(3) Present and future transportation patterns:

There will be no impact to the traffic patterns of this area as a result of the rezoning alone. Future development is unlikely to have a negative impact. Haven Street and Pulaski Highway (to the east of the intersection with N. Haven Street) are designated Truck Routes, but this rezoning will not have any direct impact.

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

The current I-2 zoning renders many of the surrounding parcels non-conforming and a rezoning to the C-3 district would correct for this.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable

(6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan;

This bill is consistent with the City's Master Plan.

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

The property is currently zoned R-6 – it consists of empty lots.

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

To the immediate north of Pulaski Highway are drive-through food retail establishments; to the south and east is a BGE substation; to the southeast is an industrial warehouse facility.

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

The subject parcels are not suited whatsoever to their existing I-2 zoning classification, as they either currently house non-conforming uses or are vacant due in part to the impositions of the current zoning.

- (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;

Development has increased to the south along the South Haven Street corridor in the Brewer's Hill neighborhood, and has been shifting northward in the direction of this area. Implementation of the Baltimore Greenway Trail also will potentially impact development in this immediate area, as residential and/or commercial spaces would likely be in even higher demand as a response to this new recreational and transportation infrastructure.

- (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;

- (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;

Staff analysis concludes that the current I-2 zoning, which was applied during the Transform Baltimore comprehensive rezoning, is a mistake in that it makes commercial uses that had historically been conducted at the site nonconforming. Given the small size of the parcels and the existing buildings/uses thereon, there is no reasonable heavy industrial uses for these parcels. The consequence of the current zoning is that it makes the reuse of 420 N. Haven very unlikely, and renders the other existing uses (rowhouse dwellings and the Retail Goods Establishment in the Dollar General) non-conforming.



The nonconforming status of these properties will likely make continued future investment more onerous, as access to needed financing may be withheld due to this condition.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report - Planning Commission's report, dated May 19, 2023

[X] Testimony presented at the Committee hearing

Oral – Witness Name:

Hillary Ruley – Law Department  
Jason Wright - Department of Housing and Community Development  
Luis Diaz – Department of Transportation  
Ty'lor Schnella – Mayor's Office of Government Relations  
Arco Sen – Parking Authority  
Mica Fetz – Baltimore Development Corporation  
Antion Heath – Department of Planning

Written – Submitted by:

Planning Department Staff Report – Dated May 18, 2023  
Baltimore Development Corporation Report – Dated June 1, 2023  
Department of Transportation, Agency Report – Dated February 8, 2023  
Board of Municipal and Zoning Appeals, Agency Report – Dated July 20, 2023  
Law Department, Agency Report – Dated January 24, 2024  
Department of Housing and Community Development, Agency Report – Dated July 24, 2023  
Parking Authority, Agency Report – Dated March 7, 2023

**Economic and Community Development Committee:**

Sharon Green Middleton, Chair  
Ryan Dorsey  
Robert Stokes  
John Bullock  
Antonio Glover

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 23-0357 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 23-0357 favorably, with amendments.

An Ordinance establishing a priority inspection; establishing criteria for priority dwellings and priority inspections; requiring the Commissioner of the Department of Housing and Community Development to post certain notices; amending certain rental dwelling license application requirements; amending certain prerequisites for new and renewed rental dwelling licenses; amending license fees; updating inspection requirements; requiring the posting of license numbers; updating causes for denial, suspension, or revocation of a license; bolstering public access to information; authorizing the initiation of enforcement of the subtitle by complaint; providing for certain data collection; establishing the Baltimore City Rental Licensing and Inspection Task Force; providing for the composition, terms, and organization of the Task Force, establishing the duties of the Task Force, adding a civil citation fine for violating of licensing requirements; requiring annual reporting; amending certain definitions; providing a time period when the Task Force shall first convene; and providing for a special effective date.

Committee Amendments to City Council Bill No. 23-0357

**Amendment No. 1**

On page 1, strike beginning with “establishing” in line 10 down through the second instance of “Force,” in line 12; and, on that same page, in line 14, strike “providing a time period when the Task Force shall first convene;”; and, on page 2, in line 3, strike “5-1(g), 5-1(h)” and substitute “5-1(g)”; and, on that same page, in line 18, strike “and 5-27 through 5-33” and substitute “5-27, and 5-28”.

**Amendment No. 2**

Strike beginning with line 28 on page 2 down through and including line 31 on page 3 and substitute:

“(1) IN GENERAL.

“PRIORITY DWELLING” MEANS A RENTAL DWELLING:

(1) WITH 20 OR MORE DWELLING UNITS OR ROOMING UNITS; AND

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(II) TO WHICH 2 OR MORE OF THE FOLLOWING CRITERIA APPLIED IN THE PRECEDING CALENDAR YEAR:

- A. THE RENTAL DWELLING WAS ISSUED A VIOLATION NOTICE UNDER THE BUILDING, FIRE, AND RELATED CODES ARTICLE RELATING TO INTERIOR CONDITIONS THAT REMAINED UNABATED FOR MORE THAN 90 DAYS;
- B. THE RENTAL DWELLING WAS ISSUED FOUR OR MORE VIOLATION NOTICES UNDER THE BUILDING, FIRE, AND RELATED CODES ARTICLE RELATING TO INTERIOR CONDITIONS; AND
- C. THE NUMBER OF RECORDED 311 CALLS RELATED TO HEALTH AND HABITABILITY FOR A RENTAL DWELLING , WHICH MAY NOT INCLUDE REQUESTS TO SUMMON LAW ENFORCEMENT OR EMERGENCY SERVICES AS PROHIBITED UNDER § 14-126 OF THE STATE REAL PROPERTY ARTICLE, DIVIDED BY THE TOTAL NUMBER OF DWELLING AND ROOMING UNITS IN THAT RENTAL DWELLING, EXCEEDS THE APPLICABLE MINIMUM VALUE IN THE TABLE BELOW; AND

<u>TOTAL NUMBER OF UNITS</u>	<u>MINIMUM VALUE</u>
<u>20 - 35</u>	<u>0.8</u>
<u>36 - 50</u>	<u>0.7</u>
<u>51 - 75</u>	<u>0.6</u>
<u>76 - 100</u>	<u>0.5</u>
<u>101 - 125</u>	<u>0.4</u>
<u>126 - 150</u>	<u>0.3</u>
<u>151+</u>	<u>0.2</u>

- D. THE RENTAL DWELLING'S U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE) INSPECTION SCORE FOR EITHER OF THE 2 MOST RECENT NSPIRE INSPECTIONS WAS LESS THAN OR EQUAL TO 79.

(2) EXCEPTIONS.

THIS DEFINITION DOES NOT INCLUDE ANY RENTAL DWELLINGS OWNED AND OPERATED BY THE HOUSING AUTHORITY OF BALTIMORE CITY.”

**Amendment No. 3**

On page 4, strike beginning with the second instance of “A” in line 3 down through and including “INSPECTOR” in line 4 and substitute “AN INSPECTOR”; and, on that same page, in line 6, strike “SENIOR INSPECTOR’S” and substitute “INSPECTOR’S”.

**Amendment No. 4**

On page 4, strike in their entirety lines 22 through 24, inclusive.

**Amendment No. 5**

On page 4, in line 27, strike “must” and substitute “MAY”.

**Amendment No. 6**

On page 5, in line 16, strike “CURRENTLY EFFECTIVE”; and, on that same page, strike beginning with “POST” in line 17 down through and including “OCCUPANTS.” in line 18 and substitute “NOTIFY THE RECORD OWNER OR THE MANAGING OPERATOR, IF OTHER THAN THE RECORD OWNER, TO POST A NOTICE IN THE RENTAL DWELLING IN AN AREA ACCESSIBLE TO ALL OCCUPANTS.”.

**Amendment No. 7**

On page 5, after line 30, insert:

“(D) NOTICE TO HABC.

WHEN THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HAS NOTICE OR ACTUAL KNOWLEDGE THAT A RENTAL DWELLING IS RENTED WITHOUT A LICENSE AS REQUIRED IN THIS SECTION, THE COMMISSIONER SHALL PROMPTLY NOTIFY THE HOUSING AUTHORITY OF BALTIMORE CITY, INCLUDING ANY INFORMATION THE COMMISSIONER DEEMS NECESSARY.”.

**Amendment No. 8**

On page 6, in line 18, strike “AND”; and, on that same page, in line 21, strike “OWNER.” and substitute “OWNER; AND”; and, on that same page, after line 21, insert:

“(4) ANY OTHER INFORMATION REQUESTED BY THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER’S DESIGNEE.”.

**Amendment No. 9**

On page 8, strike in their entirety lines 19 through 25, inclusive; and, on that same page, after line 25, insert:

“(II) INSPECTIONS MAY NOT BE PERFORMED MORE THAN 90 DAYS BEFORE A PERSON SUBMITS AN APPLICATION FOR A RENTAL DWELLING LICENSE OR AN APPLICATION FOR RENEWAL OF A RENTAL DWELLING LICENSE TO THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER’S DESIGNEE.”.

**Amendment No. 10**

On page 9, strike in their entirety lines 20 and 21, inclusive, and substitute:

“THE COMMISSIONER SHALL CONDUCT AN ANNUAL AUDIT OF INSPECTIONS CONDUCTED UNDER THIS SECTION.”.

**Amendment No. 11**

On page 9, in line 28, after “DISTRIBUTED” insert “BY THE RECORD OWNER OR, THE MANAGING OPERATOR, IF OTHER THAN THE RECORD OWNER.”.

**Amendment No. 12**

On page 10, in line 1, strike “**License fees.**” and substitute “*{Reserved}*”; and, on that same page, strike in their entirety lines 2 through 10, inclusive.

**Amendment No. 13**

On page 10, their entirety the lines beginning with line 11 on page 10 through line 29 on page 11, inclusive, and substitute:

**“§ 5-9. LICENSE TERMS.**

EACH RENTAL DWELLING LICENSE AND RENTAL DWELLING RENEWAL LICENSE ISSUED UNDER THIS SUBTITLE EXPIRES 2 YEARS FROM THE DATE OF ISSUANCE.”

**Amendment No. 14**

On page 11, strike beginning with “MULTI-FAMILY” in line 32 through “MUST” in line 33 and substitute “INSPECTOR SHALL”; and, on that same page, in line 33, strike “30” and substitute “25”.

**Amendment No. 15**

On page 12, strike beginning with “JUSTIFY” in line 11 down through and including “DWELLING;” in line 12 and substitute “ARE USED TO IDENTIFY RENTAL DWELLINGS AS PRIORITY DWELLINGS; AND;”; and, on that same page, strike in their entirety lines 13 through 24, inclusive, and substitute:

“(II) THAT, BECAUSE THE DWELLING IS IDENTIFIED AS A PRIORITY DWELLING, A DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR SHALL ISSUE AN ENVIRONMENTAL CITATION IF A VIOLATION OF A SECTION OF THE CITY’S PROPERTY MAINTENANCE CODE LISTED IN ARTICLE 1, § 40-14(E) {“PROVISIONS AND PENALTIES ENUMERATED”} IS IDENTIFIED.”

**Amendment No. 16**

On pages 12 and 13, strike beginning with line 31 on page 12 down through line 7 on page 12 and substitute:

**“(1) IN GENERAL.**

A DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR SHALL ATTEMPT TO INSPECT AT LEAST A CERTAIN PERCENTAGE OF THE TOTAL DWELLING AND ROOMING UNITS IN THE PRIORITY DWELLING, AS PROVIDED FOR IN THE TABLE BELOW.

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<u>TOTAL NUMBER OF UNITS</u>	<u>MINIMUM PERCENTAGE OF TOTAL UNITS</u>
<u>20 - 35</u>	<u>40%</u>
<u>36 - 50</u>	<u>35%</u>
<u>51 - 75</u>	<u>30%</u>
<u>76 - 100</u>	<u>25%</u>
<u>101 - 125</u>	<u>20%</u>
<u>126 - 150</u>	<u>15%</u>
<u>151, OR MORE</u>	<u>10%</u>

(2) DOCUMENTATION OF INSPECTIONS.

A DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR SHALL RECORD FOR EACH UNIT IF THE INSPECTION WAS EITHER ‘ATTEMPTED’ OR ‘COMPLETED’.”

**Amendment No. 17**

On page 13, strike in their entirety lines 8 through 20, inclusive, and substitute:

“(G) NOTICE AND MEETING REQUIREMENTS — RECORD OWNER AND MANAGING OPERATOR.

THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER’S DESIGNEE SHALL NOTIFY THE RECORD OWNER AND THE MANAGING OPERATOR OF A PRIORITY DWELLING THAT:

(1) THE THE RECORD OWNER AND THE MANAGING OPERATOR SHALL ATTEND A MEETING AT A TIME AND PLACE DETERMINED BY THE COMMISSIONER OR THE COMMISSIONER’S DESIGNEE TO:

(I) DISCUSS UNRESOLVED VIOLATION NOTICES, COMPLAINTS, AND PROPERTY MAINTENANCE;

(II) ESTABLISH A SCHEDULE FOR THE RECORD OWNER AND THE MANAGING OPERATOR TO ABATE ALL UNRESOLVED VIOLATION NOTICES;

(III) ESTABLISH A SCHEDULE FOR REGULAR PROPERTY MAINTENANCE TO PREVENT FUTURE VIOLATIONS; AND

(IV) ANY OTHER MATTERS DEEMED APPROPRIATE BY THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE; AND

(2) FAILURE TO ATTEND THE MEETING DESCRIBED IN PARAGRAPH (1) SHALL RESULT IN:

(I) THE DENIAL OF AN APPLICATION FOR A RENTAL DWELLING LICENSE;

(II) THE DENIAL OF AN APPLICATION FOR A RENEWAL RENTAL DWELLING LICENSE; OR

(III) THE REVOCATION OF A RENTAL DWELLING LICENSE.

(E) NOTICE OF PRIORITY INSPECTION.

(1) IN GENERAL.

THE RECORD OWNER OR MANAGING OPERATOR OF A PRIORITY DWELLING SHALL NOTIFY ALL TENANTS OF THE DATE AND TIME OF A PRIORITY INSPECTION NO FEWER THAN 20 DAYS PRIOR TO THE DATE OF THE PRIORITY INSPECTION.

(2) ANONYMOUS REQUESTS FOR PRIORITY INSPECTION.

(1) IN GENERAL.

THE RECORD OWNER AND THE MANAGING OPERATOR SHALL DELIVER TO ALL TENANTS DIRECTIONS TO SUBMIT AN ANONYMOUS REQUEST THAT THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR INSPECT THE TENANT'S DWELLING UNIT OR ROOMING UNIT AS PART OF THE PRIORITY INSPECTION.

(II) FORM OF INSTRUCTIONS.

THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE SHALL ESTABLISH THE FORM AND CONTENT OF THE INSTRUCTIONS DELIVERED TO TENANTS UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH."



**Amendment No. 18**

On page 14, after line 17, insert:

“(3) EXCEPTIONS.

NOTWITHSTANDING ANYTHING CONTAINED IN THIS SECTION TO THE CONTRARY, THE RECORD OWNER AND MANAGING OPERATOR, IF ANY, OF A NEWLY CONSTRUCTED OR RENOVATED DWELLING UNIT OR ROOMING UNIT THAT DOES NOT YET HAVE A RENTAL DWELLING LICENSE NUMBER SHALL INCLUDE THE FOLLOWING TEXT IN ANY LEASE AGREEMENT, ADVERTISING MATERIAL, OR OTHER PUBLICLY FACING DOCUMENT:

“THIS IS A NEWLY CONSTRUCTED OR RENOVATED DWELLING UNIT AND DOES NOT CURRENTLY HAVE A RENTAL LICENSE. AS SOON AS AVAILABLE, A RENTAL LICENSE WILL BE PROVIDED TO ALL INDIVIDUALS AS REQUIRED BY ARTICLE 13, SUBTITLE 5 {“LICENSING OF RENTAL DWELLINGS”} OF THE BALTIMORE CITY CODE.””.

**Amendment No. 19**

On page 14, in line 18, after “**license**” insert “**PROHIBITED**”; and, on that same page, strike in their entirety lines 20 through 25, inclusive, and substitute “THE TRANSFER OF A RENTAL LICENSE IS PROHIBITED UNDER THIS SUBTITLE.”; and, on that same page, in line 26, strike “*Fee.*” and substitute “APPLICATION FOR NEW LICENSE.”; and, on that same page, strike line 27 in its entirety and substitute:

“A PERSON SHALL APPLY FOR A NEW RENTAL LICENSE ACCORDING TO THE PROCEDURES ESTABLISHED UNDER § 5-5 {“APPLICATION FOR NEW OR RENEWAL LICENSE”} OF THIS SUBTITLE WITHIN 60 DAYS OF ASSUMING:

- (1) RECORD OWNERSHIP OF A RENTAL DWELLING; OR
- (2) OPERATION OF A RENTAL DWELLING.”

**Amendment No. 20**

On page 16, in line 1, strike “NOTICE, ORDER, OR CITATION” and substitute “NOTICE”.

**Amendment No. 21**

On page 19, strike in their entirety lines 7 through 18, inclusive and substitute:

“(B) PRIORITY DWELLING – CITATION.

FOR PRIORITY DWELLINGS, A DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR SHALL ISSUE AN ENVIRONMENTAL CITATION IF A VIOLATION OF A SECTION OF THE CITY’S PROPERTY MAINTENANCE CODE LISTED IN ARTICLE 1, § 40-14(E) {“PROVISIONS AND PENALTIES ENUMERATED”} IS IDENTIFIED.”.

**Amendment No. 22**

On pages 20 through 23, strike in their entirety the lines beginning with line 12 on page 20 through line 11 on page 23, inclusive; and, on page 23, in line 12, strike “§ 5-33.” and substitute “§ 5-28.”; and, on that same page, in line 16, strike “MAYOR, THE CITY COUNCIL, AND THE TASK FORCE” and substitute “MAYOR AND THE CITY COUNCIL”; and, on that same page, in line 26 strike “THE NUMBER OF 1-YEAR RENTAL LICENSES ISSUED;” and substitute “THE NUMBER OF ATTEMPTED PRIORITY INSPECTIONS;”; and, on that same page, strike beginning with “THE” in line 32 down through “SUBTITLE;” in line 33 and substitute “THE NUMBER OF COMPLETED PRIORITY INSPECTIONS;”; and, on that same page, strike beginning with “THE” in line 34 down through “AND” in line 35. and substitute “OF THE TOTAL NUMBER OF PRIORITY INSPECTIONS COMPLETED, THE PERCENTAGE OF PRIORITY INSPECTIONS THAT DID NOT YIELD ANY VIOLATION NOTICES OR CITATIONS; AND”.

**Amendment No. 23**

On page 24, strike beginning with the second instance of “THE” in line 11 down through “PERIOD;” in line 12 and substitute “WITHIN 90 DAYS;”; and, on page 25, strike beginning with the second instance of “THE” in line 10 down through “AND” in line 11 and substitute “WITHIN 90 DAYS;”.

**Amendment No. 24**

On page 25, in line 1, strike “BED BUGS; AND” and substitute “INSECTS;”; and, on that same page, in line 2, strike “ELEVATORS.” and substitute “ELEVATORS;”; and, on that same page, after line 2, insert:

“(XIII) WEATHERPROOFING; AND

(XIV) APPEARANCE OF MOLD.”;

and, on page 26, in line 1, strike “BED BUGS; AND” and substitute “INSECTS;”; and, on that same page, in line 2, strike “ELEVATORS.” and substitute “ELEVATORS;”; and, on that same page, after line 2, insert:

“(XIII) WEATHERPROOFING; AND

(XIV) APPEARANCE OF MOLD.”.

**Amendment No. 25**

On page 26, after line 4, insert:

**“Subtitle 40. Environmental Control Board**

**§ 40-14. Violations to which subtitle applies.**

*(e) Provisions and penalties enumerated.*

(1) [(5)] Article 2. Consumer Protections

...

(2) [(5a)] Article 5. Finance, Property, and Procurement

...

(3) [(5b)] Article 7. Natural Resources

...

(4) [(1)] Article 13. Housing and Urban Renewal

...

Subtitle 5. Licensing of Rental Dwellings.

<u>§ 5-4. License</u>	<u>\$1,000</u>
<u>§ 5-11. POSTING LICENSE; LICENSE NUMBER</u>	<u>\$250</u>
<u>§ 5-15. {Offenses there listed as cause for}</u> <u>Denial, suspension, or revocation of license</u>	<u>\$750</u>
<u>All other provisions</u>	<u>\$500</u>

...

(5) [(2)] *Article 15. Licensing and Regulation*

...

(6) [(3)] *Article 19. Police Ordinances*

...

(7) [(4)] *Article 23. Sanitation*

...

(8) [(4a)] *Article 24. Water*

...

(9) [(4b)] *Article 26. Surveys, Streets, and Highways*

...

(10) [(5a)] *Article 31. Transit and Traffic*

...

(11) [(5b)] *Article 32. Zoning*

...

(12) [(5c)] *Building, Fire, and Related Codes Article –  
Building Code*

...

(13) [(6)] *Building, Fire, and Related Codes Article –  
Fire Code*

...

(14) [(6a)] *Building, Fire, and Related Codes Article –  
Property Maintenance Code*

Chapter 3. General Requirements

<u>§ 304.4. STRUCTURAL MEMBERS</u>	<u>\$500</u>
<u>§ 304.5. FOUNDATION WALLS</u>	<u>\$500</u>
<u>§ 304.7. ROOFS AND DRAINAGE</u>	<u>\$500</u>
<u>§ 304.10. STAIRWAYS, FLOORS, DECKS</u>	<u>\$300</u>

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<u>§ 304.12. HANDRAILS AND GUARDS</u>	<u>\$50</u>
<u>§ 304.13. WINDOW, SKYLIGHT, AND DOOR FRAMES</u>	<u>\$100</u>
<u>§ 304.15. DOORS</u>	<u>\$100</u>
<u>§ 304.15.2. INTERIOR (DOORS)</u>	<u>\$50</u>
<u>§ 304.20. INTERIOR SURFACES</u>	<u>\$500</u>
<u>§ 304.23. EXHAUST VENTS</u>	<u>\$250</u>
<u>§ 304.28. RAT PROOFING</u>	<u>\$100</u>
<u>§ 304.29. EQUIPMENT</u>	<u>\$500</u>
<u>§ 304.30. FIRE PROTECTION</u>	<u>\$500</u>
<u>§ 305.5.1. Motor vehicles and trailers: Registered owner responsible</u>	<u>\$150</u>
<u>§ 307.1. GENERAL</u>	<u>\$50</u>
<u>§ 307.3. WALLS, CEILINGS, AND OPENINGS</u>	<u>\$150</u>
<u>§ 307.7. PEST CONTROL</u>	<u>\$150</u>
<u>All other provisions</u>	
<u>Residential properties</u>	<u>\$50</u>
<u>Commercial properties</u>	<u>\$100</u>

(15) [(6b)] **Building, Fire, and Related Codes Article –  
International Residential Code**

...

(16) [(7)] **Health Code**

...”

**Amendment No. 26**

On page 27, strike in their entirety lines 6 through 8, inclusive; and; on that same page, in line 10, strike “2024.” and substitute “2026.”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 23-0467 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 23-0467 favorably.

An Ordinance repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0498 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 24-0498 favorably.

An Ordinance changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

Findings of Fact

City Council Bill No. 24-0498

Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue

Upon finding as follows with regard to:

- (1) Population changes;

The Hampden area has seen a slight increase in population almost to 2000 census levels and has maintained steady development and growth. This area of Hampden is classified as "C" in the 2023 Housing Market Typology, with generally less than 2% of vacant land or lots.

- (2) The availability of public facilities;

The neighborhood is well served by public facilities and this is not anticipated to change.

- (3) Present and future transportation patterns:

There is access to public transportation on Falls Road. This rezoning would not substantially increase density in any way and therefore there are no anticipated future impacts to transit.

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

There are proposed developments for other areas in Hampden, but these particular blocks do not have any short term plans for re-development that would change the single family residential character of the neighborhood.

- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approve for form & sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defer to Planning
Planning Commission	Favorable

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan;

Since there are no community plans for this area, we rely on the Comprehensive Plan and the Zoning Code to provide guidance. The 2006 Comprehensive Plan does not have substantial recommendations for this area. The definitions for R-8 and the bulk standards in the Zoning Code more closely align with the built environment in this location and would right size this zoning district.

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

All of the properties are mainly single-family row house style residential properties. Over half of the properties are homeowner occupied.

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

The area surrounding is range from R-6 to R-8 zoned with some industrial uses at the Mill Center and Maryland SPCA. The lot sizes for R-7 zoned properties nearby are generally 90 feet in length or more and the properties nearby zoned R-8 are generally 80 feet or less in length. These properties are just over 80 feet in length.

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

Residential uses are not anticipated to change.

- (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;

There is ongoing development toward multifamily housing in the Hampden area, but in the short term, there are no anticipated plans for large scale change in this particular area.

- (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;



- (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 purpose of the proposed rezoning is to “right-size” the zoning for this block, in order to reduce the degree of nonconformity. Prior to the comprehensive rezoning of the City in 2017, this block was zoned R-7, which is substantially similar to the R-7 district in today's Article 32 – Zoning. During the comprehensive rezoning process, residential portions of that former R-7 district retained R-7 in the new zoning map, while others were reassigned to either R-6 or R-8 zoning to better fit those properties. Many of the properties on these blocks are non-conforming to the underlying R-7 zoning and R-8 will improve conformance, but not remediate it completely. R-8 zoning or “Rowhouse Residential District” typically contains continuous, block-long rowhouse developments built to or modestly set back from the street. All of the subject properties fit this R-8 definition including the approximate 80 feet in length described above. Accordingly, it was a mistake for these properties to have been under the R-7 zoning designation. R-9 or R-10 would remediate nonconformance to lot area coverage completely, but is not appropriate for this area.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Planning Commission's report, dated April 18, 2024
- Testimony presented at the Committee hearing

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development  
Liam Davis – Department of Transportation  
Ty'lor Schnella – Mayor's Office of Government Relations  
Kris Misage – Parking Authority

Written – Submitted by:

Planning Department Staff Report – Dated June 20, 2024  
Baltimore Development Corporation Report – Dated March 26, 2024  
Department of Transportation, Agency Report – Dated March 18, 2024  
Board of Municipal and Zoning Appeals, Agency Report – Dated February 29, 2024  
Law Department, Agency Report – Dated July 29, 2024  
Department of Housing and Community Development, Agency Report – Dated  
July 30, 2024  
Parking Authority, Agency Report – Dated July 12, 2024

**Economic and Community Development Committee:**

Sharon Green Middleton, Chair  
Odette Ramos  
Robert Stokes  
John Bullock

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0501 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0501 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

Councilmember Middleton made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

### Findings of Fact

#### City Council Bill No. 24-0501

#### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street

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

Planning staff reviewing this request do not believe that this will impact or be detrimental to public health, safety, or welfare. The property has previously been used as a multi-unit dwelling.

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

The site is not in any Urban Renewal Plan Area.

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

This use is supported by the Community Association.

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

Considering the prior use of this property this Use would bring the property into compliance with the zoning code.

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

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

This property measures approximately 17'8" by 138' and is currently improved with a three-story rowhome that is now an end-of-group house due to the adjacent two properties having been demolished, and the former party-wall braced. The building measures approximately 17'8" by 70'. This site is zoned R-8 and is located within the Franklin Square National Register Historic District.

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

The reports from the Department of Transportation and the Parking Authority do not note any concerns about the impact of parking an additional on the traffic patterns or the adequacy of on-street parking in the area. The Department of Planning does recommend that the property receive a 100% variance for off-street parking.

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

This property is located in the western edge of the Franklin Square neighborhood, which is predominantly residential in character in that western portion, with the majority of the homes comprised of rowhomes. There are no concerns from the referred agencies about the impact of this Use on current and future development.

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

There is adequate accessibility to public structures and services.

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

There is adequate accessibility for emergency vehicles.

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This site is zoned R-8 and is located within the Franklin Square National Register Historic District. It is predominantly residential in nature.

**Journal of the City Council**

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

This use would comply with the City's Master Plan.

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

The site is not in any Urban Renewal Plan Area.

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

This use would allow the property to comply with the Code.

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

This use is in compliance with the intent and purpose of the zoning code.

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

Councilmember Middleton made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

**City Council Bill No. 24-0501****1833 West Lexington Street****Variance from off street parking requirements****Threshold Question:**

*In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

**Hardship or Practical Difficulty:**

*The City Council has considered at least one of the following:*

(check all that apply to evidence consideration)

The physical surroundings around the **Structure/ Land** involved;  
(*underline one*)

The shape of the **Structure/ Land** involved;  
(*underline one*)

[ ] The topographical conditions of the **Structure/ Land** involved;  
*(underline one)*

*and finds either that:*

(1) An unnecessary hardship Would / **Would Not** exist if the strict letter of the applicable  
*(underline one)*  
requirement from which the variance is sought were applied because:

While there is a possibility that an off-street space could be constructed at the site – the area has adequate street parking to accommodate the need that a dwelling unit would require.

*or that:*

(2) Practical difficulty Would / **Would Not** exist if the strict letter of the applicable  
*(underline one)*  
requirement from which the variance is sought were applied because:

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

**Source of Findings:**

*(check all that apply)*

[x] Planning Report – dated March 3, 2023, including the Department of Planning Staff Report, dated March 2, 2023.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Liam Davis, Department of Transportation
- Stephanie Murdock, Department of Housing and Community Development
- Luis Cardona, Baltimore Development Corporation
- Arco Sen, Parking Authority

Sophia Gebrehiwot, Board of Municipal and Zoning Appeals / Fire Department

[x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated April 3, 2024

Office of Equity & Civil Rights – Dated April 5, 2024

Board of Municipal and Zoning Appeals, Agency Report – Dated March 5, 2024

Law Department, Agency Report – Dated July 30, 2024

Department of Housing and Community Development, Agency  
Report – May 2, 2024

Baltimore Development Corporation, Agency Report – Dated April 9, 2024

Fire Department, Agency Report – Dated March 22, 2024

Parking Authority, Agency Report – Dated April 30, 2024

**Economic and Community Development Committee:**

Sharon Green Middleton, Chair

John Bullock

Odette Ramos

Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0542 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 24-0542 favorably.

An Ordinance changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

**Findings of Fact**

**City Council Bill No. 24-0542  
Rezoning - 3701-3733 Towanda Avenue**

Upon finding as follows with regard to:

(1) Population changes;

There has been a significant change in the population of the Park Heights Neighborhood where this property is located. The population of the area has shrunk and there has been significant investment in the northern area of the neighborhood – this has increased access to services and amenities – this rezoning would allow that trend to move toward the southern portion of the neighborhood.

(2) The availability of public facilities;

Recent investment has increased access to public facilities such as schools, parks, and other services. A letter from the Community Association notes that this rezoning would allow for additional housing and medical facilities which they are excited to support. The Park Heights Master Plan notes a need for redevelopment in areas with high vacancy and increased medical facilities as a need for the community.

(3) Present and future transportation patterns:

The Department of Transportation supports this bill and does not see any impact to its services or operations as a result.

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

This would be consistent with the proposed development in the area and aligned with community needs.



- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan;

This bill is consistent with the City's Master Plan as well as the applicable Urban Renewal Plan and community master plan.

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

The property is currently zoned R-6 – it consists of empty lots.

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

The community is largely residential in nature and consists of rowhome and semi-detached homes. The northern area of Park Heights has seen significant redevelopment and consists of more commercially zoned areas than the southern portion.

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

R-6 zoning consists of rowhomes – the properties in the bill are presently empty lots.

- (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;

There has been a lack of significant property development in the southern area of the Park Heights Neighborhood compared to the development taking place in the northern section of the community.

- (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;

A shrinking population in the Southern Park Heights area.

- (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;

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Planning Commission's report, dated December 22, 2023  
 Testimony presented at the Committee hearing

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development  
Liam Davis – Department of Transportation  
Ty'lor Schnellla – Mayor's Office of Government Relations  
Kris Misage – Parking Authority

Written – Submitted by:

Planning Department Staff Report – Dated June 20, 2024  
Baltimore Development Corporation Report – Dated June 4, 2024  
Department of Transportation, Agency Report – Dated June 3, 2024  
Board of Municipal and Zoning Appeals, Agency Report – Dated May 21, 2024  
Law Department, Agency Report – Dated July 15, 2024  
Department of Housing and Community Development, Agency Report – Dated July 30, 2024  
Parking Authority, Agency Report – Dated June 21, 2024

**Economic and Community Development Committee:**

Sharon Green Middleton, Chair  
Odette Ramos  
Robert Stokes  
John Bullock

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0532 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Stokes, for the Education, Workforce, and Youth Committee, reported Bill No. 24-0532 favorably.

An Ordinance amending certain provisions of the Fire and Police Employees' Retirement System; changing the definition of "average final compensation"; providing a new deferred vested benefit; eliminating the 2-year waiting period for commencement of post-retirement benefit increases; repealing obsolete provisions relating to post-retirement benefit increases; changing the interest earned on DROP 2 accounts; providing for a special effective date; and generally relating to the Fire and Police Employees' Retirement System.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 22-0275 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Rules and Legislative Oversight Committee, reported Bill No. 22-0275 favorably.

An Ordinance updating the City Ethics Article to conform to state law.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0559 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Rules and Legislative Oversight Committee, reported Bill No. 24-0559 favorably.

An Ordinance exercising the City’s authority granted under City Charter, Article II, §§ (10) {“Harbor, docks, and wharves”} and (47) {“General welfare”} to: (1) provide for the preservation of the navigation of the Patapsco River and its tributaries; (2) prevent injury to navigation or health; and (3) maintain the peace, good government, and health and welfare of the City of Baltimore, by establishing that in a cause of action arising out of the allision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024, the City of Baltimore shall be entitled to recover for economic loss; providing the City Solicitor with the authority to establish certain rules and regulations to carry out the provisions of this Ordinance; providing for a special effective date; and generally relating to the allision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 23-0392 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 23-0392 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0499 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 24-0499 favorably.

An Ordinance changing the zoning for the property known as 2101 Gould Street (Block 1053, Lot 005A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-2 Zoning District.

**Findings of Fact****City Council Bill No. 24-0499  
Rezoning - 2101 Gould Street**

Upon finding as follows with regard to:

(1) Population changes;

Continuing development at Baltimore Peninsula (formerly Port Covington) and the former Locke Insulator site will bring additional changes to the population which are not yet captured in survey data.

(2) The availability of public facilities;

The area is well served by public facilities, and this trend is likely to continue as the Baltimore Peninsula I further developed and infrastructure continues to be built and refined.

(3) Present and future transportation patterns:

The proposed rezoning could increase density and therefore transportation needs in the future, but increased transportation needs are already anticipated due to ongoing development of Baltimore Peninsula.

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

The rezoning of the site is consistent with the ongoing development of Baltimore Peninsula.

- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

The Planning Commission voted to recommend approval of the bill and the Board of Municipal and Zoning Appeals deferred to the Planning Commission’s recommendation. The City agencies to which the bill was referred made the following recommendations:

Law Department	Favorable with Comments
Department of Housing & Community Development	Favorable
Planning Commission	Favorable
Board of Municipal & Zoning Appeals	Defers to the Planning Commission
Department of Transportation	No Objection
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Favorable

- (6) The proposed amendment’s relationship to and consistency with the City’s Comprehensive Master Plan;

The 2015 South Baltimore Gateway Master Plan is the only plan for this site; it includes the site in its recommendation to seek mixed-use development at Port Covington.

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

The general area includes a wide variety of uses including a marina, restaurant, office, cruise terminal and industrial uses.

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

The site is adjacent to PC-2, MI, and I-2 uses. The I-2 uses are the recently completed Baltimore Gas and Electric (BGE) replacement facility.

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

The property is suitable for industrial uses as well as a variety of other mixed uses.

- (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 area to the west has undergone a substantial change due to the development of Baltimore Peninsula. This trend is anticipated to continue.

- (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;

Not applicable.

- (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;

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Dated May 10, 2024 including the Planning Commission's Staff Report dated May 9, 2024
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elena DiPietra, Law Department

Jason Wright, Department of Housing and Community Development

Eric Tiso, Planning Commission

Ty'lor Schnella, Mayor's Office on behalf of Board of Municipal & Zoning Appeals

Luciana Diaz, Department of Transportation

Mica Fetz, Baltimore Development Corporation

Arco Sen, Parking Authority of Baltimore City

Written – Submitted by:

Law Department, Agency Report – Dated July 15, 2024

Department of Housing and Community Development, Agency Report – Dated  
July 23, 2024

Board of Municipal and Zoning Appeals, Agency Report – Dated February 29, 2024

Department of Transportation, Agency Report – Dated March 27, 2024

Baltimore Development Corporation, Agency Report – Dated March 28, 2024

Parking Authority of Baltimore City, Agency Report – Dated April 30, 2024

**Economic and Community Development Committee:**

Danielle McCray, Chair

Sharon Green Middleton

Robert Stokes

Isaac “Yitzy” Schleifer

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0500 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0500 favorably.

An Ordinance revising the criteria for the Port Covington Area of Special Signage Control; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.



**BILL NO. 24-0511 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0511 favorably.

An Ordinance repealing Ordinance 01-284, which designated certain properties a Business Planned Unit Development known as Home Depot at Reisterstown Plaza; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0512 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0512 favorably.

An Ordinance repealing Ordinance 01-257, as amended by Ordinance 02-447, which designated certain properties a Business Planned Unit Development known as Reisterstown Road Plaza Shopping Center; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0513 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0513 favorably.

An Ordinance repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0519 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0519 favorably.

An Ordinance reviewing, renewing and continuing the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0538 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0538 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 411 East Old Cold Spring Lane (Block 5070A, Lot 022) and is no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0548 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0548 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

Councilmember Costello made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

### Findings of Fact

#### City Council Bill No. 24-0548

#### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 2035 McCulloh Street

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

The bill authorizes the conversion of a single-family dwelling unit to three dwelling units at 2035 McCulloh Street. Establishment, location, construction, maintenance, and operation of the property as a multi-family dwelling will not negatively impact public health, safety, or welfare.

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

No other law or Urban Renewal Plan precludes the use of this property as a multifamily dwelling.

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

Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community.

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

Use of this property as a multi-family dwelling will provide additional housing options in the community with no negative impact on public health, safety, or welfare.

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

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

2035 McCulloh Street is located on the northeastern side of the street, approximately 34'6" southeast of the intersection with Bloom Street. This property measures approximately 17' by 115' and is currently improved with a three-story rowhome measuring approximately 17' by 67'.

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

There is sufficient off-street parking to accommodate demand.

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

The location of the property is predominately residential in character, with a majority of housing stock comprised of rowhomes. No impairment is expected from this use.

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

There are scattered commercial and institutional uses throughout the neighborhood.

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

There is adequate accessibility for emergency vehicles.

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The proposed use of the existing structure would not affect the preservation of cultural and historic landmarks and structures.

(9) the character of the neighborhood;

The location of the property is predominately residential in character, with a majority of housing stock comprised of rowhomes. There are scatter commercial and institutional uses throughout the neighborhood. The Druid Heights Community Development Corporation has been notified of this action.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

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

The Code requires that an additional space in addition to the one parking space provided in the rear yard; because there is sufficient off-street parking a variance is appropriation. Therefore, with the variance this use will meet requirements of the Code.

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

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

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

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

Councilmember Costello made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

City Council Bill No. 24-0548

2035 McCulloh Street

Variance from off-street parking requirements

**Threshold Question:**

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

**Hardship or Practical Difficulty:**

*The City Council has considered at least one of the following:*  
(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;  
*(underline one)*

[x] The shape of the **Structure/ Land** involved;  
*(underline one)*

[ ] The topographical conditions of the **Structure/ Land** involved;  
*(underline one)*

*and finds either that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable  
*(underline one)*  
requirement from which the variance is sought were applied because:

*or that:*

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable  
*(underline one)*  
requirement from which the variance is sought were applied because:

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or

impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare

**Source of Findings:**

*(check all that apply)*

Planning Report – dated July 15, 2024 including the Planning Commission’s Staff Report dated July 11, 2024

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Elena DiPietra, Law Department  
Eric Tiso, Planning Commission  
Luciana Diaz, Department of Transportation  
Jason Wright, Department of Housing and Community Development  
Mica Fetz, Baltimore Development Corporation  
Arco Sen, Parking Authority of Baltimore City

Written – Authors’ Names:

Department of Transportation, Agency Report – Dated July 2, 2024  
Board of Municipal and Zoning Appeals, Agency Report – Dated June 17, 2024  
Law Department, Agency Report – Dated July 17, 2024  
Department of Housing and Community Development, Agency Report – July 23, 2024  
Baltimore Development Corporation, Agency Report – Dated July 7, 2024  
Fire Department, Agency Report – Dated June 28, 2024  
Parking Authority, Agency Report – Dated July 18, 2024

**Economic and Community Development Committee:**

Danielle McCray, Chair  
Sharon Green Middleton  
Robert Stokes  
Isaac “Yitzy” Schleifer

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0550 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0550 favorably.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment with alcoholic beverage sales on the property known as 3601 Elm Avenue, as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Costello made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

**Findings of Fact**

**City Council Bill No. 24-0550  
Zoning - Conditional Use - Retail Goods Establishment with Alcoholic  
Beverages Sales – 3601 Elm Avenue**

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

Establishment, location, maintenance and operation of a retail goods establishment with alcoholic beverages sales at 3601 Elm Avenue would not be detrimental to or endanger public health, safety, or welfare. Approval of this bill will not change the actual operations of the business in this location, so there should not be any negative impacts to the surrounding area.

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

The proposed use is not precluded by any other law, and there is no Urban Renewal Plan for this area.

This site is zoned C-1 and is located within the Hampden Business Urban Renewal Plan.



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The Hampden Business Urban Renewal Plan was originally approved by the Mayor and City Council by Ordinance #285 dated February 17, 1977, and was last amended by Ordinance no. 19-0447 dated November 16, 2020. The Hampden Business Urban Renewal Plan designates this site as Commercial.

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

The use has been in continuous operation since 2009 and sale alcoholic beverages for off-premises consumption; approval of this bill will not have any negative impacts to the surrounding area.

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

The authorization would be in harmony with the purpose and intent of the Zoning Code.

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

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

The Department of Planning staff finds that the site, including its site and shape, are adequate for the proposed use.

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

There would be no change to traffic patterns if this use would be authorized.

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

This property is located in a neighborhood which has a mix of residential, commercial, and institutional uses throughout the neighborhood. The Elm Street corridor has a mix of solid block faces of homes interspersed with commercial uses. It is unlikely that the proposed use would impair present or future development in the area.

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

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

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

There is adequate accessibility of these premises for emergency vehicles.

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

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

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

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

- (9) the character of the neighborhood;

Approval of the proposed use would not affect the existing character of the neighborhood, as the business currently sale alcoholic beverages for off-premises consumption.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

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

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

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

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

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

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

Councilmember ? made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

**Source of Findings:**

*(check all that apply)*

Planning Report – dated July 15, 2024 including the Planning Commission’s Staff Report dated July 11, 2024.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Elena DiPietra, Law Department  
 Eric Tiso, Planning Commission  
 Luciana Diaz, Department of Transportation  
 Jason Wright, Department of Housing and Community Development  
 Mica Fetz, Baltimore Development Corporation  
 Ty’lor Schnella, Mayor’s Office, on behalf of the Board of Municipal and Zoning Appeals  
 Arco Sen, Parking Authority of Baltimore City.

Written – Authors’ Names:

Department of Transportation, Agency Report – Dated July 8, 2024  
 Board of Municipal and Zoning Appeals, Agency Report – Dated June 17, 2024  
 Law Department, Agency Report – Dated July 22, 2024  
 Department of Housing and Community Development, Agency Report – July 23, 2024  
 Baltimore Development Corporation, Agency Report – Dated July 15, 2024  
 Fire Department, Agency Report – Dated June 28, 2024  
 Parking Authority, Agency Report – Dated July 9, 2024

**Economic and Community Development Committee:**

Danielle McCray, Chair  
Sharon Green Middleton  
Robert Stokes  
Isaac “Yitzy” Schleifer

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0551 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0551 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 3115 Walbrook Avenue (Block 3002, Lot 019), as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Costello made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

**Findings of Fact**

**City Council Bill No. 24-0551  
Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2  
Dwelling Units in the R-7 Zoning District - 3115 Walbrook Avenue**

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

The bill authorizes the conversion of a single-family dwelling unit to two dwelling units at 3115 Walbrook Avenue. The establishment, location, and operation of this property containing two dwelling units would not be detrimental to or endanger impact public health, safety, or welfare.

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

The proposed use is not precluded by any other law, and there is no Urban Renewal Plan for this area.

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

Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community.

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

The authorization would be in harmony with the purpose and intent of the Zoning Code.

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

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

The property measures approximately 100' by 150' and is currently improved with a threestory single-family detached home measuring approximately 47' by 42'. The nature of the proposed site, including its size and shape, are adequate for the proposed use.

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

There is sufficient off-street parking to accommodate demand. There will be no negative impact to traffic patterns. This property meets the off-street parking requirements of the district, so there should be little to no impact on the surrounding parking or the demand for on-street parking in this area.

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

This property is located in a neighborhood which is mostly residential in its internal areas, with commercial uses along major corridors, and scattered institutional uses throughout the neighborhood. No impairment is expected from this use.

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

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

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

There is adequate accessibility of these premises for emergency vehicles.

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

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

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

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

- (9) the character of the neighborhood;

The location of the property is in the southern part of the Walbrook neighborhood, which is mostly residential in its internal areas, with commercial uses along major corridors, and scattered institutional uses throughout the neighborhood. The proposed use would not alter the character of the neighborhood.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

**Journal of the City Council**

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

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

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

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

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

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

**Source of Findings:**

*(check all that apply)*

Planning Report – Dated July 15, 2024 including the Planning Commission’s Staff Report dated July 11, 2024.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Elena DiPietra, Law Department  
 Eric Tiso, Planning Commission  
 Luciana Diaz, Department of Transportation  
 Jason Wright, Department of Housing and Community Development  
 Mica Fetz, Baltimore Development Corporation  
 Arco Sen, Parking Authority of Baltimore City

Written – Authors’ Names:

Department of Transportation, Agency Report – Dated July 8, 2024  
 Board of Municipal and Zoning Appeals, Agency Report – Dated June 17, 2024  
 Law Department, Agency Report – Dated July 3, 2024  
 Department of Housing and Community Development, Agency  
 Report – July 23, 2024  
 Baltimore Development Corporation, Agency Report – Dated July 15, 2024  
 Fire Department, Agency Report – Dated June 28, 2024  
 Parking Authority, Agency Report – Dated July 18, 2024

**Economic and Community Development Committee:**

Danielle McCray, Chair  
Sharon Green Middleton  
Robert Stokes  
Isaac “Yitzy” Schleifer

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 24-0557 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0557 favorably, with Amendments.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0557

**Amendment No. 1**

On page 1, in line 19, strike beginning with “must” and ending with “Committee.” and substitute “shall be constructed, landscaped, operated, and maintained in accordance with the plan dated March 11, 2024, approved by the Site Plan Review Committee and titled “1200 Brentwood Avenue Site Plan Parking Lot Baltimore, MD 21202”, which is attached hereto and made part of this authorization.”.

The amendments were read and adopted.

Councilmember Costello made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.



## Journal of the City Council

### Findings of Fact

**City Council Bill No. 24-0557**  
**Zoning - Conditional Use - Parking Lot (Principal Use)**  
**1200 Brentwood Avenue**

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

The bill authorizes the operation of a principal use parking lot on the property known as 1200 Brentwood Avenue. The site is sufficient for the proposed parking lot. The parking lot will not impair land use in the area and will support the immediate neighborhood and will not negatively impact public health, safety or welfare.

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

This site is located within the Johnston Square URP, which designates the property in the “Residential” use area. No other law or Urban Renewal Plan precludes the use of this property as a parking lot.

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

Use of this property as a parking lot is in the public interest because the lot will serve fifteen (15) teacher housing units which will collectively be known as Teachers Square.

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

The authorization would be in harmony with the purpose and intent of the Zoning Code.

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

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

The property is an unimproved, rectangular, 0.205-acre lot. The property measures 118’ by 75’.

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

The parking lot will provide off-street parking spaces to serve forty-five (45) new Johnston Square residents. Currently there is an abundance of off-street parking in the area, 124 new dwelling units are proposed over the next two years. The parking lot will serve as an amenity to residents.

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

The surrounding area is residential in character, with pockets of C-1 Commercial Zoning through the center of the neighborhood. The western edge of the neighborhood has Industrial Mixed-Use Zoning and Johnston Square is located two blocks to the east. It is unlikely that the proposed use would impair its present and future development in the surrounding area.

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

The site is within proximity of the Hallelujah Baptist Church. Also, coming soon will be a branch of the Enoch Pratt Free Library just down the street.

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

There is adequate accessibility for emergency vehicles.

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The construction and maintenance of a parking lot will not impact the preservation of cultural or historic landmarks.

(9) the character of the neighborhood;

The residential neighborhood is compatible with the parking lot and will increase the availability of street parking for Johnston Square residents.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

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

The project requires no further zoning relief and meets all applicable standards and requirements of the Zoning Code.

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

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

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

The Rebuild Johnston Square Neighborhood supports the approval to grant the requested conditional use for the parking lot. The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

**Source of Findings:**

*(check all that apply)*

[x] Planning Report – Dated August 2, 2024 including the Planning Commission’s Staff Report dated August 1, 2024.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

Elena DiPietra, Law Department  
Caitlin Audette, Planning Commission  
Luciana Diaz, Department of Transportation  
Jason Wright, Department of Housing and Community Development  
Ty’lor Schnella, Mayor’s Office on behalf of Baltimore Development Corporation  
Ty’lor Schnella, Mayor’s Office on behalf of the Parking Authority of Baltimore City  
Sean Eames, Fire Department  
Ty’lor Schnella, Mayor’s Office on behalf of the Board of Municipal and Zoning Appeals

[x] Written – Authors’ Names:

Law Department, Agency Report – Dated August 5, 2024  
Department of Housing and Community Development, Agency Report – August 6, 2024  
Baltimore Development Corporation, Agency Report – Dated August 2, 2024  
Department of Transportation, Agency Report – Dated July 26, 2024  
Fire Department, Agency Report – Dated June 28, 2024  
Board of Municipal and Zoning Appeals, Agency Report – Dated July 9, 2024  
Parking Authority of Baltimore City, Agency Report – Dated July 18, 2024

**Economic and Community Development Committee:**

Eric T. Costello, Chair  
Danielle McCray  
Sharon Green Middleton  
Robert Stokes  
Isaac “Yitzy” Schleifer  
Kristerfer Burnett

Findings of Fact adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 24-0558 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that, after a public hearing at which agency reports and public testimony were considered, and pursuant to Article 32, Section 13-205 of the Baltimore City Code, the Committee recommends the adoption of Bill No. 24-0558 favorable.

An Ordinance repealing Ordinance 95-572, as amended by Ordinance 96-096, which designated certain properties a Business Planned Unit Development known as Lighthouse Point; and providing for a special effective date.

**Repeal of Ordinances 95-572, as Amended by Ordinance 96-096  
Planned Unit Development - Lighthouse Point**

**IN GENERAL:**

*To approve the repeal of this PUD, the City Council has considered and finds that:  
(check to evidence consideration)*

- the repeal of the planned unit development is in the public interest for the following reasons:

The purpose of Bill 24-0558 is to repeal the previously approved Planned Unit Development (PUD) for Lighthouse Point.

In 1989 the PUD for the Baltimore International Yachting Center was established and replaced and renamed in 1995. Since that time further amendments for signage and development have occurred during the life of the PUD.

The PUD area includes the residential community of the Moorings at Canton, the Beacon Condominiums, the Lighthouse Landing Condominiums, Drift Bar and the Lighthouse Point Marina.

Under the prior zoning code, the area included both M-3, the heaviest industrial zoning available, and B-3-2, community and highway commercial which allowed for the widest variety of commercial uses. The PUD was utilized during the transition of the Canton Waterfront from industrial and supportive of industrial, to residential and community commercial. The PUD along with the Caton Waterfront Urban Renewal Pan were intended to provide limits for residential and commercial development that weren't part of the previous zoning.

In 2017, the PUD was rezoned to **C-2** (intended for areas of small to medium-scale commercial use) / **W-1** (waterfront overlay) under the comprehensive rezoning of the City.

Given that the PUD was created for reasonable purposes over thirty-five (35) years ago, and the concerns of that time have been solved by the current Zoning Code there will be no evident change to the existing uses, and therefore no visible impacts will be seen by the surrounding community.

Future development will proceed according to the underlying zoning requirements and Urban Renewal Plan.

The existing uses that have been developed will continue as either permitted or lawfully established uses. For this reason, the PUD is no longer necessary and in compliance with the Zoning Code can be repealed.

and finds that

the repeal of the planned unit development is in the public interest; and  
 the approved final development plan of the planned unit development:  
*(check all that apply)*

- has been substantially completed;
- is no longer necessary in light of the property’s underlying zoning;
- is no longer consistent with the City’s Master Plan; or
- has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

- Planning Commission’s report dated July 26, 2024, which included the Department of Planning Staff Report, dated July 11, 2024.
- Testimony presented at the Committee hearing

Oral – Witness:

- Elena DiPietro, Law Department
- Caitlin Audette, Planning Department
- Jason Wright, Department of Housing and Community Development
- Ty’lor Schnella, Mayor’s Office on behalf of the Baltimore Development Corporation
- Luciana Diaz, Department of Transportation

Written:

Law Department, Agency Report – Dated July 31, 2024

Department of Housing and Community Development, Agency

Report – Dated August 6, 2024

Baltimore Development Corporation, Agency Report – Dated August 2, 2024

Department of Transportation, Agency Report – Dated July 29, 2024

### **COMMITTEE MEMBERS VOTING IN FAVOR**

Eric T. Costello, Chair

Danielle McCray

Sharon Green Middleton

Robert Stokes

Isaac “Yitzy” Schleifer

Kristerfer Burnett

Ryan Dorsey

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

### **THIRD READING TODAY**

President Mosby made a motion to place Bill No. 24-0559 on third reading today.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The President declared that three fourths of the members-elect, voting in the affirmative, Rule 12-3 of the Rules of the City Council having been complied with, the bill was placed on third reading file.

**THIRD READING**

The President laid before the City Council:

**BILL NO. 24-0559** - An Ordinance exercising the City's authority granted under City Charter, Article II, §§ (10) {"Harbor, docks, and wharves"} and (47) {"General welfare"} to: (1) provide for the preservation of the navigation of the Patapsco River and its tributaries; (2) prevent injury to navigation or health; and (3) maintain the peace, good government, and health and welfare of the City of Baltimore, by establishing that in a cause of action arising out of the collision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024, the City of Baltimore shall be entitled to recover for economic loss; providing the City Solicitor with the authority to establish certain rules and regulations to carry out the provisions of this Ordinance; providing for a special effective date; and generally relating to the collision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Stokes, Glover, Ramos - Total 12.

Nays - 0.

Abstain - Costello - Total 1.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 22-0303** - An Ordinance condemning and closing air rights above a portion of Marion Street, extending Westerly 103 feet, more or less, from Kimmel Alley beginning at a horizontal plane of 14 feet above street level, and closing subterranean rights below a portion of Marion Street extending Westerly 62.5 feet, more or less, from Kimmel Alley, beginning at a horizontal plane at elevation 62 feet based on Baltimore City Survey Control System, as shown on a plat numbered 330-A-28A, Sheets 1 and 2, dated June 20, 2022, prepared by the Survey Section and filed with the Department of Transportation; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:



Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 23-0391** - An Ordinance condemning and closing a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, as shown on a plat numbered 307-A-22A, dated March 17, 2022, and filed in the Department of Transportation; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 23-0395** - An Ordinance condemning and closing the air rights area, extending over a portion of the public right of way of Newkirk Street, as shown on a plat numbered 337-A-29A, dated February 25, 2022, and filed in the Department of Transportation; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 23-0441** - An Ordinance amending the Parking Management Plan Restatement for RPP Area 30 (South Baltimore East) to add an exception to the Plan's general permit allotments for dwelling units.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 23-0447** - An Ordinance designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0481** - An Ordinance increasing the City's authorization to issue revenue obligations within the maximum aggregate principal amount of the revenue obligations authorized and calculated, as of June 30 of each year, by the City to finance or refinance wastewater facilities and, in that connection, amending and restating Ordinance 02-332, as amended by Ordinances 07-421, 11-430, and 14-293; authorizing the Board of Finance to specify, prescribe, determine, provide for, approve, and amend the form, terms, provisions, manner or method of issuing and selling, the time or times of issuance, and all other details of the revenue obligations and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of these revenue obligations; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0482** - An Ordinance increasing the City's authorization to issue revenue obligations within the maximum aggregate principal amount of the revenue obligations that may be outstanding authorized and calculated, as of June 30 of each year by the City to finance or refinance water facilities and, in that connection, amending and restating Ordinance 02-331, as amended by Ordinances 04-687, 07-420, 11-429, and 14-292; authorizing the Board of Finance to specify, prescribe, determine, provide for, approve, and amend the form, terms, provisions, manner or method of issuing and selling, the time or times of issuance, and all other details of the revenue obligations and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of these revenue obligations; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0483** - An Ordinance increasing the maximum aggregate principal amount of the revenue obligations that may be outstanding, as of June 30 of each year, under Ordinance 18-174, as amended, by the City to finance or refinance stormwater facilities and, in that connection, amending and restating sections of Ordinance 18-174; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0504** - An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a cultural facility and an open off-street parking area on the property known as C.C. Jackson Park and Library, 4910 Park Heights Avenue (Block 4605, Lots 001-018, 021, 055-065) as outlined in red on the accompanying plats; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0514** - An Ordinance permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0518** - An Ordinance reviewing, renewing, and continuing the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority; providing for a special effective date; and generally relating to the activities and authority of the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0545** - An Ordinance extending the period within which applications may be accepted for the historic improvement tax credit and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 24-0547** - An Ordinance altering the hours of applicable parking restrictions in the Parking Management Plan for RPP Area B (Washington Village).

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Schleifer, Burnett - Total 2.

The bill was read and approved, and the bill was declared "Passed".

### **Bills Withdrawn**

The following bills were withdrawn:

**BILL NO. 24-0539** – An Ordinance changing the name of Cromwell Street, between Clarkson Street and McComas Street, to Vision Street.

**BILL NO. 24-0540** – An Ordinance amending the Urban Renewal Plan for Coldstream Homestead Montebello to prohibit development of multi-family dwelling units within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0228R**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0228R.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0226R**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0226R.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0575**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0575.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0577**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0577.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0578**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0578.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0579**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0579.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0580**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0580.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0581**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0581.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.



**Journal of the City Council****MOTION TO SUSPEND CITY COUNCIL RULE 10-3  
WITH REGARD TO BILL NO. 24-0582**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-3 in order to have an early hearing on Bill No. 24-0582.

The motion carried without exception, and the President declared the Rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**ADJOURNMENT**

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, September 16, 2024, at 5:00 p.m.

Consent Calendar

CR 2256 President Mosby, All Members

A Baltimore City Council Resolution congratulating Baltimore Outreach Services on your efforts to provide a safe place for homeless women and children in Baltimore City to call home.

CR 2257 President Mosby, All Members

A Baltimore City Council Resolution congratulating Dewartha Walker on your retirement as of May 28, 2024, 8 years and 9 months with the Department of Audits.

CR 2258 President Mosby, All Members

A Baltimore City Council Resolution on the death of Rosalind “Rahki” Gibbs, January 24, 1942 – June 4, 2024.

CR 2259 President Mosby, All Members

A Baltimore City Council Resolution congratulating Colette Mallon on your 33 years of outstanding service, dedication and love to the students of St. Elizabeth School and commitment to the work-based learning program.

CR 2260 President Mosby, All Members

A Baltimore City Council Resolution congratulating Akira Tisdale on being accepted into McDaniel College.

CR 2261 Cohen

A Baltimore City Council Resolution congratulating Sean Craig, Ariel Walden, Kai Toussaint, Melvina Hall, Erica Laless, Jawann Womack, Tiffany Butz, Catina Rogers, LaKisha Lewis-Dixon, Lisa Kuchli, Robert Tyler, Sahal Ibrahim, and Arthur Fleming on your graduation from the Peer Navigator Program and your commitment to creating healthier and more resilient communities.

CR 2262 Porter

A Baltimore City Council Resolution congratulating Rosa Dukes on collecting over 1000 books for Morrell Elementary and Middle School to improve and expand reading opportunities for the youth of this community.

CR 2263 President Mosby, All Members

A Baltimore City Council Resolution congratulating Antonio Murchison on your tireless dedication to Baltimore City and your commitment to bringing opportunities to residents, entrepreneurs, and the entertainment industry.

CR 2264 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Odessa L. Wilson, September 7, 1948 – June 4, 2024.

CR 2265 President Mosby, All Members

A Baltimore City Council Resolution congratulating Kibibi Ajanku on your many contributions to equity and inclusion in the arts and culture sector and providing vision and guidance.

CR 2266 Costello

A Baltimore City Council Resolution on the death of Jeannie Malkiewicz, August 16, 1958 – May 27, 2024.

CR 2267 President Mosby, All Members

A Baltimore City Council Resolution congratulating Jeremiah Program Inaugural Graduation on your graduates' achievements and the program's impact on supporting single mothers and families.

CR 2268 President Mosby, All Members

A Baltimore City Council Resolution congratulating Pastor G. Wayne Parker on your 24 years of service to Bibleway Christian Fellowship Church.

CR 2269 Middleton

A Baltimore City Council Resolution congratulating Cece's Roland Park on your Grand Opening.

CR 2270 President Mosby, All Members

A Baltimore City Council Resolution congratulating William Madison Townsend on your 90th Birthday, may you experience a wealth of bliss, good health and happiness.

CR 2271 President Mosby, All Members

A Baltimore City Council Resolution congratulating Reveur Sauvage Yacht Club on your commitment to curating unforgettable boating experiences while sharing stories, making memories, and bringing people together.

CR 2272 Dorsey

A Baltimore City Council Resolution on the death of Dexter Greene, August 4, 1968 – June 21, 2024.

CR 2273 President Mosby, All Members

A Baltimore City Council Resolution congratulating Paul Lawrence Dunbar High School on your 65th High School Class Reunion, thank you for being a powerful force and continuing to be a key influence in change our world.

CR 2274 President Mosby, All Members

A Baltimore City Council Resolution congratulating Carlton Smith Duchess on promoting love, inclusiveness, and for being a beacon of pride for our city.

CR 2275 Conway

A Baltimore City Council Resolution on the death of Arneatha King Morgan, November 26, 1937 – June 3, 2024.

CR 2276 Conway

A Baltimore City Council Resolution congratulating Deacon Emeritus Lynwood Wimbish on your outstanding community leadership in the Wilson Park Neighborhood and Deaconship since 1960 in Wilson Park Christian Community Church.

CR 2277 President Mosby, All Members

A Baltimore City Council Resolution on the death of Shirley Rae Brice, August 27, 1933 – June 5, 2024.

CR 2278 President Mosby, All Members

A Baltimore City Council Resolution congratulating the African American Fire Fighters Society on your 22 years of advocacy by the Baltimore City Fire Department renouncing discriminatory practices for negro/colored men.

CR 2279 President Mosby, All Members

A Baltimore City Council Resolution congratulating Andrew Motaung on your hard-working nature and being a person who goes above and beyond what is asked for the Carver Alumni Associations of Baltimore.

CR 2280 President Mosby, All Members

A Baltimore City Council Resolution congratulating Baltimore Trans Pride on Maryland's largest celebration of transgender, nonbinary and gender expansive communities.

## CR 2281 Porter

A Baltimore City Council Resolution congratulating Chambers Interior Design Firm on your exceptional work and dedication in fostering a better working environment through thoughtful design.

## CR 2282 Porter

A Baltimore City Council Resolution congratulating Whiting Turner on your commitment to social responsibility and enhancing community well-being by undertaking this pro bono project in South Baltimore.

## CR 2283 Porter

A Baltimore City Council Resolution congratulating Jennifer Hearn on your invaluable contributions and commitment to excellent technical assistance and project management during the renovation of the SB7HQ.

## CR 2284 President Mosby, All Members

A Baltimore City Council Resolution congratulating Brittney Stricklan on your graduation from Morgan State University, best wishes on your continued success.

## CR 2285 President Mosby, All Members

A Baltimore City Council Resolution congratulating Sherell Flanagan on your graduation from Coppin State University, best wishes on your continued success.

## CR 2286 President Mosby, All Members

A Baltimore City Council Resolution congratulating Jody Francois on your graduation from Prince George's Community College, best wishes on your continued success.

## CR 2287 President Mosby, All Members

A Baltimore City Council Resolution congratulating Chantel Berkley on your graduation from Baltimore City Community College, best wishes on your continued success.

## CR 2288 President Mosby, All Members

A Baltimore City Council Resolution congratulating Joan Amos on your 90th Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2289 President Mosby, All Members

A Baltimore City Council Resolution on the death of Alfreda Mae Miles, April 28, 1939 – June 25, 2024.

CR 2290 President Mosby, All Members

A Baltimore City Council Resolution on the death of Hartford O. Brown, December 12, 1948 – January 6, 2024.

CR 2291 President Mosby, All Members

A Baltimore City Council Resolution congratulating Chloe' Nichole on your musical talent and leadership to teaching Financial Literacy.

CR 2292 President Mosby, All Members

A Baltimore City Council Resolution congratulating Viola Elizabeth Monk on your 101<sup>st</sup> Birthday, may your special day be a wonderful as the happiness you bring to everyone around you.

CR 2293 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Richard "Ricky" Dennis Griffin, December 6, 1949 – June 17, 2024.

CR 2294 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Nasir "Nan" Rean Dukes, November 25, 1944 – June 17, 2024.

CR 2295 President Mosby, All Members

A Baltimore City Council Resolution congratulating Richard Gainey on your 90th Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2296 Cohen

A Baltimore City Council Resolution congratulating Sha'Mivae Hinton-Knight and Bre' Asivah Knight on your dedication to serving those in your community.

CR 2297 President Mosby, All Members

A Baltimore City Council Resolution congratulating Tereina Thomas on 23 years of dedicated and committed service to the Department of Transportation.

CR 2298 President Mosby, All Members

A Baltimore City Council Resolution congratulating Emeritus Lynwood Wimbish on your outstanding leadership in the Wilson Park Neighborhood and Deaconship since 1960 in Wilson Park Christian Community Church.

CR 2299 President Mosby, All Members

A Baltimore City Council Resolution congratulating Dorothy Mae Reed on your 90<sup>th</sup> Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2300 Middleton

A Baltimore City Council Resolution congratulating Angel Brown and Damon Marshall on your commitment to offering support to individuals facing mental health challenges and substance use disorders.

CR 2301 President Mosby, All Members

A Baltimore City Council Resolution congratulating Ruth Jackson on 37 years of service as a contract administrator supervisor with the Department of Transportation.

CR 2302 Porter

A Baltimore City Council Resolution on the death of Yvonne Boone-Brunson, May 1, 1966 – June 17, 2024.

CR 2303 President Mosby, All Members

A Baltimore City Council Resolution congratulating NOCP Snaders on your receiving the 2024 Influential Marylander Award.

CR 2304 President Mosby, All Members

A Baltimore City Council Resolution congratulating Diana L. Zwaig-Krol on your retirement after 44 years of dedicated and committed service to the Baltimore City Public Schools.

CR 2305 President Mosby, All Members

A Baltimore City Council Resolution congratulating Nancy Robinson on your retirement after 47 years of dedicated and committed service to the Baltimore City Public Schools.

CR 2306 President Mosby, All Members

A Baltimore City Council Resolution on the death of Vivien Rae Lee, January 1, 1935 – June 9, 2024.

CR 2307 President Mosby, All Members

A Baltimore City Council Resolution congratulating Frank Murphy on your retirement after 50 years of dedicated and committed service to the Department of Transportation.

CR 2308 President Mosby, All Members

A Baltimore City Council Resolution congratulating Divine Counseling, LLC on expanding to a third location to serve and guide Baltimore and others towards their highest selves.

CR 2309 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Ms. Josephine Peryarr, September 23, 1925 – June 3, 2024.

CR 2310 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Ms. Delores Young, October 2, 1952 – June 23, 2024.

CR 2311 Bullock

A Baltimore City Council Resolution congratulating Father Kenny Udumka on your 25<sup>th</sup> Anniversary as a Priest.

CR 2312 President Mosby, All Members

A Baltimore City Council Resolution on the death of Peggy Booker, October 23, 1941 – June 24, 2024.

CR 2313 President Mosby, All Members

A Baltimore City Council Resolution congratulating James Hutchins, Connie Jackson, and Marline Otieno on your successful completion of the Baltimore City District Court Adult Recovery Court.

CR 2314 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Antonio L. Chew, January 13, 1962 – June 29, 2024.

CR 2315 President Mosby, All Members

A Baltimore City Council Resolution congratulating Monica Lee on your 30 years of service as a Registered Nurse with the Baltimore Veterans Administration Medical Center.



CR 2316 President Mosby, All Members

A Baltimore City Council Resolution on the death of Anthony Dennis Williams, Sr., March 6, 1956 – June 23, 2024.

CR 2317 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Deacon John Aaron Barton, Jr., July 19, 1942 – June 27, 2024.

CR 2318 President Mosby, All Members

A Baltimore City Council Resolution congratulating Papillons Ultra Café on your Grand Opening and Ribbon Cutting.

CR 2319 President Mosby, All Members

A Baltimore City Council Resolution on the death of Rose Allen, June 26, 1938 – July 20, 2024.

CR 2320 President Mosby, All Members

A Baltimore City Council Resolution congratulating Bishop Leroy Gilliard on your 74<sup>th</sup> Birthday, may your special day be a wonderful as the happiness you bring to everyone around you.

CR 2321 Torrence

A Baltimore City Council Resolution on the death of James W. Eldridge, Jr., April 18, 1936 – June 24, 2024.

CR 2322 President Mosby, All Members

A Baltimore City Council Resolution on the death of Lloyd McNeil, Jr., February 21, 1937 – June 22, 2024.

CR 2323 President Mosby, All Members

A Baltimore City Council Resolution congratulating Chelsea Edwards on your acceptance into Lincoln University and the awarding of the Elbert and Venice Williams Foundation Scholarship.

CR 2324 President Mosby, All Members

A Baltimore City Council Resolution congratulating Makayla Smith on your acceptance into University of MD Eastern Shore and the awarding of the Elbert and Venice Williams Foundation Scholarship.

CR 2325 President Mosby, All Members

A Baltimore City Council Resolution congratulating Tiana Brown on your acceptance into Bowie State University and the awarding of the Elbert and Venice Williams Foundation Scholarship.

CR 2326 President Mosby, All Members

A Baltimore City Council Resolution on the death of Danny Earl Barnes, Sr., December 5, 1956 – June 29, 2024.

CR 2327 President Mosby, All Members

A Baltimore City Council Resolution on the death of Sandra Marie Sullivan Greene, August 1, 1944 – June 23, 2024.

CR 2328 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Coach James “Butch” McAdams, July 21, 1950 – June 23, 2024.

CR 2329 Middleton

A Baltimore City Council Resolution congratulating Grandparents of Calvary Baptist Church on your incredible contributions, guidance, and the profound impact you have as Grandparents on your hearts and homes.

CR 2330 President Mosby, All Members

A Baltimore City Council Resolution on the death of Kenneth Earl Mcelroy, Jr., April 29, 1939 – June 23, 2024.

CR 2331 President Mosby, All Members

A Baltimore City Council Resolution congratulating The Wiley Foundation on your inaugural Golf Tournament, thank you for your tireless work and support to families of children with terminal cancer.

CR 2332 President Mosby, All Members

A Baltimore City Council Resolution congratulating Rho XI Omega Chapter (Crab Feast) on your annual event and many more.

CR 2333 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Rose Blue, January 14, 1932 – July 13, 2024.

CR 2334 Cohen

A Baltimore City Council Resolution congratulating The American Asphalt Paving Co., L.L.C. on your support for the Boys and Girls Club at O'Donnell Heights Basketball Court.

CR 2335 President Mosby, All Members

A Baltimore City Council Resolution on the death of Sherry Louise Redmond, January 25, 1931 – July 10, 2024.

CR 2336 President Mosby, All Members

A Baltimore City Council Resolution congratulating Teresa Smiley on your dedicated years of service providing educational and developmental services as a head start assistant.

CR 2337 President Mosby, All Members

A Baltimore City Council Resolution on the death of Edward L. Kiley, January 26, 1942 – July 17, 2024.

CR 2338 Ramos

A Baltimore City Council Resolution congratulating Mrs. Reba Cornman on your hard work and dedication to serving the community as Executive Director of St. Mary's Outreach Center.

CR 2339 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Charlene Bey, August 17, 1946 – July 8, 2024.

CR 2340 President Mosby, All Members

A Baltimore City Council Resolution congratulating Clinton Edmonds on your retirement after 17 years of dedicated and committed service to the Municipal Post Office.

CR 2341 President Mosby, All Members

A Baltimore City Council Resolution congratulating Grace Hanner on being a Matriarch of the Sabb, Hanner, and Rouse Family Lineage, your family appreciates your love, guidance, and wisdom.

CR 2342 President Mosby, All Members

A Baltimore City Council Resolution congratulating James C. Birdsong, Jr., and David Robinson on being the recipients of the 2024 Newsome World Awards for Record Label of the Year.

CR 2343 President Mosby, All Members

A Baltimore City Council Resolution congratulating Divine Counseling, LLC on expanding to a third location to serve and guide the Baltimore area and beyond towards their highest selves.

CR 2344 President Mosby, All Members

A Baltimore City Council Resolution congratulating Emma Furtado on your 100<sup>th</sup> Birthday! May your special day be as wonderful as the happiness you bring to everyone around you.

CR 2345 President Mosby, All Members

A Baltimore City Council Resolution congratulating Greater Mondawmin Council on your community leadership and dedicated initiative with the Bmore Beautiful Party.

CR 2346 President Mosby, All Members

A Baltimore City Council Resolution on the death of Lillian Grandison, August 17, 1937 – July 17, 2024.

CR 2347 President Mosby, All Members

A Baltimore City Council Resolution congratulating Dorothy Mae Reed on your 90<sup>th</sup> Birthday, may your special day be a wonderful as the happiness you bring to everyone around you.

CR 2348 Conway

A Baltimore City Council Resolution congratulating Lorne Matthews on your ongoing service to the Glen Oaks Community, your kind heart, and your willingness to be a part of the solution.

CR 2349 Conway

A Baltimore City Council Resolution congratulating David Pontious on your three and a half years of service to the City of Baltimore and the constituents of the 4<sup>th</sup> District.

CR 2350 President Mosby, All Members

A Baltimore City Council Resolution congratulating the National Council of Negro Women on your 61<sup>st</sup> Biennial Convention of the NCNW, continue to lead, advocate, and empower women of African descent and their families.

CR 2351 Torrence

A Baltimore City Council Resolution on the death of James Tyrone Alexander, November 20, 1948 – July 23, 2024.

CR 2352 President Mosby, All Members

A Baltimore City Council Resolution congratulating Debra Layne on your amazing leadership and invaluable contributions to the Park Heights Community and to Park Heights Renaissance.

CR 2353 President Mosby, All Members

A Baltimore City Council Resolution congratulating Romona C. Curley on your 66<sup>th</sup> Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2354 President Mosby, All Members

A Baltimore City Council Resolution congratulating Alana Rayne Shelton on your poise and easygoing attitude, your ability to synthesize new information, and your efforts in educating the environmental stewards of tomorrow.

CR 2355 Conway

A Baltimore City Council Resolution congratulating Dynali Abin on your fearlessness and demonstrated growth, your willingness to try new things, and your aptitude for environmental project management.

CR 2356 Conway

A Baltimore City Council Resolution congratulating Irvin Bonsu on your thoughtfulness, creativity, and demonstrated growth while simultaneously designing and executing your vision for Masonville Cove's Nature Center.

CR 2357 Conway

A Baltimore City Council Resolution congratulating Kayla "Koya" Freeman on your genuine love for nature, your keen observation skills, and your powerful creativity and visual storytelling skills.

CR 2358 Conway

A Baltimore City Council Resolution congratulating Masonville Cove Partnership on your ability to address racial disparities in STEM by providing underrepresented students with innovative environmental internship opportunities.

CR 2359 Conway

A Baltimore City Council Resolution congratulating Nichole Battle on the opening of the new ascension homes in the 4<sup>th</sup> district, your partnership with GEDCO, and your genuine care for your community.

CR 2360 Conway

A Baltimore City Council Resolution congratulating Michael Hankin on your ongoing support of the Masonville Cove Links Wildstream Internship Program and your passion for sustainability within Brown Advisory.

CR 2361 Conway

A Baltimore City Council Resolution congratulating Columbia, MD Chapter of the Links, Incorporated on your outstanding support of the program, your willingness to carry the torch, and your ongoing encouragement of the scholars.

CR 2362 President Mosby, All Members

A Baltimore City Council Resolution congratulating Pandora Beasley-Timpson on your leading Tai as its expansion, your leadership and contributions to this organization is invaluable to Baltimore and abroad.

CR 2363 President Mosby, All Members

A Baltimore City Council Resolution congratulating KeepItCute Beauty Supply on your 1<sup>st</sup> Year Anniversary of the KeepItCute Beauty Supply, best wishes on your continued success.

CR 2364 Middleton

A Baltimore City Council Resolution congratulating Grandparents of Augsburg Lutheran Church on your love, support, guidance, and wisdom you have shared as Grandparents, a special thank you for all of the sacrifices you have made.

CR 2365 President Mosby, All Members

A Baltimore City Council Resolution congratulating Rye Street Tavern on your commitment to curating unforgettable dining experiences while sharing stories.

CR 2366 Conway

A Baltimore City Council Resolution on the death of Mary Cooper, May 27, 1937 – July 22, 2024.

CR 2367 President Mosby, All Members

A Baltimore City Council Resolution on the death of Shirley Mae Leonard, September 16, 1932 – August 4, 2024.

CR 2368 President Mosby, All Members

A Baltimore City Council Resolution congratulating Rose Marie Moulton on your 80<sup>th</sup> Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2369 President Mosby, All Members

A Baltimore City Council Resolution congratulating Donald Hall on your retirement after 37 years of service to the Department of General Services Fleet Division.

CR 2370 President Mosby, All Members

A Baltimore City Council Resolution congratulating Kenneth Tyler on your 50<sup>th</sup> Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2371 Cohen

A Baltimore City Council Resolution congratulating Bernard Williams on your great representation of Baltimore in the Olympics and your inspiration of youth at home.

CR 2372 President Mosby, All Members

A Baltimore City Council Resolution on the death of Cora L. Lynch, December 20, 1956 – August 3, 2024.

CR 2373 Burnett

A Baltimore City Council Resolution congratulating Shoprite of Howard Park on your community partnership with Calvin Rodwell Elementary Middle School and supporting our students.

CR 2374 Burnett

A Baltimore City Council Resolution congratulating Howell Funeral Home on your community partnership with Calvin Rodwell Elementary Middle School and supporting our students.

CR 2375 President Mosby, All Members

A Baltimore City Council Resolution congratulating A. Diana Wilkins on your retirement after 46 years of dedicated and committed service to the Department of Recreation and Parks.

CR 2376 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Mary L. Hill-Wynne, September 19, 1928 – August 2, 2024.

CR 2377 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Geraldine Jeanette “Mama” SyukesSalters, January 6, 1932 – August 8, 2024.

CR 2378 President Mosby, All Members

A Baltimore City Council Resolution on the death of Apostle James B. Thorton, December 15, 1929 – August 8, 2024.

CR 2379 President Mosby, All Members

A Baltimore City Council Resolution on the death of Andre Faison, June 13, 1960 – August 1, 2024.

CR 2380 Ramos

A Baltimore City Council Resolution on the death of Lula Sutherland, April 27, 1945 – August 11, 2024.

CR 2381 President Mosby, All Members

A Baltimore City Council Resolution congratulating the Zakat Foundation of America on your outstanding commitment to supporting education and community welfare through the public service of Halil Demir.

CR 2382 President Mosby, All Members

A Baltimore City Council Resolution congratulating Millie Brown on your advocacy and commitment after 20 years of service with “A Mother’s Cry,” your service to comfort the hearts of grieving mothers and families.