

EIGHTH DAY

SECOND COUNCILMANIC YEAR - SESSION OF 2020-2024

JOURNAL
CITY COUNCIL OF BALTIMORE

April 4, 2022

Pastor Damon Dorsey, Walk By Faith Ministries, led the Council in Prayer.

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

SHOWCASE BALTIMORE

Ashley Yates, Program Director, and Keyarra Johnson, Youth in Business Program Manager, of Jubilee Arts Baltimore delivered a presentation.

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

JOURNAL APPROVED

The Journal of March 21, 2022 was read and approved.

COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

March 30, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
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:

21-0101 - Corrective Bill 2021 – General

For the purpose of correcting various errors and omissions in the City Code; correcting, clarifying, and conforming certain inconsistent, superfluous, vague, ungrammatical, misnumbered, and other unclear language; and providing for a special effective date.

21-0124 - Corrective Bill 2021 – Definitions; Rules of Interpretation; Time Computations

For the purpose of repealing the many definitions and rules of statutory interpretation and time computation that have been superseded by the enactment of Code-wide, standardized definitions and rules; clarifying certain purposeful variations; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

April 4, 2022

The Honorable Nick J. Mosby, Council President
And Members of the City Council
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:

21-0162 – Urban Renewal – Brooklyn-Curtis Bay – Amendment 6

For the purpose of amending the Urban Renewal Plan for Brooklyn-Curtis Bay to extend the time the Urban Renewal Plan for Brooklyn-Curtis Bay remains in full force and effect; amending the Urban Renewal Plan for Brooklyn-Curtis Bay to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; 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

21-0165 - South Baltimore Gateway Community Impact District and Management Authority

For the purpose of reviewing the South Baltimore Gateway Community Impact District and Management Authority and renewing the South Baltimore Gateway Community Impact District and Management Authority if the Council finds that District and the Management Authority are effective and should continue; and providing for a special effective date.

21-0183 - Sale of Property – WS S Hanover Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at WS S Hanover Street 303-10 ft SW of Barney Street, known as 1996 S Hanover Street, (Block 1028, Lot 005D) and is no longer needed for public use; and providing for a special effective date (date of enactment).

21-0187 - Supplementary Conduit Enterprise Fund Capital Appropriation Department of Transportation –\$18,205,000

For the purpose of providing a Supplementary General Conduit Enterprise Fund Capital Appropriation in the amount of \$18,000,000 \$18,205,000 to the Department of Transportation – Service 548 (Conduit Enterprise Fund) Account #9962-9563-932007 {“Conduit Construction (Reserve)”}, to provide funding to continue development, maintenance, and control of the miles of conduit ducts under Baltimore City which carry electrical, telephone and optic lines; and providing for a special effective date.

In Service,

Brandon M. Scott
Mayor

APPOINTMENTS BY THE MAYOR

BERKE ATTILA, as the Director of the Department of General Services, for a term expiring December 3, 2024.

ALOMA BUOMA, as a member of the Mayor's Commission on Disabilities, for a term expiring December 3, 2024, as a member from District 12.

SARA LANGMEAD, as a member of Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 6.

HON. ZAKIA MAHASA, as a member of the Employee Retirement Systems Board of Trustees, for a term expiring December 3, 2024, as a member from District 2.

MATTHEW WARE, as a member of the Commission on Sustainability, for a term expiring December 3, 2024.

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. 22-0213 - By City Council President (Administration)

An Ordinance permitting, subject to certain conditions, the construction and maintenance of a portion of a building, to project into the public right-of-way on the east side of Henry Street on the property known as 420 East Randall Street; and providing for a special effective date.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0214 - By City Council President (Administration)

An Ordinance granting a franchise to the Johns Hopkins Hospital to construct, use, and maintain an underground snow melt system, subject to certain terms, conditions, and reservations; and providing for a special effective date.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0215 - By City Council President (Administration)

An Ordinance condemning and closing two 10 Foot Alleys bounded by East 23rd Street, Greenmount Avenue and East 22nd Street, as shown on a plat numbered 303-A-19A, dated September 14, 2021, 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 Economic and Community Development Committee.

Bill No. 22-0216 - By City Council President (Administration)

An Ordinance authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to the Maryland State Highway Administration for the installation and maintenance of a traffic control device, sidewalk, and median in the vicinity of the intersection of MD 1 (Eastern Avenue) and the entrance to East Point Mall, Baltimore County, Maryland, as shown on Plat 59795 filed in the State Highway Administration State Roads Commission; and providing for a special effective date.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0217 - By City Council President (Administration)

An Ordinance granting a franchise to 701 Caton, LLC to construct, use, and maintain the storm drain outfall located in the City's Lower Gwynns Falls Park, adjacent to 707 South Caton Avenue, Baltimore, Maryland 21229, subject to certain terms, conditions, and reservations; and providing for a special effective date.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0218 - By City Council President (Administration)

An Ordinance changing the name of the park known as Robert E. Lee Park, located at 1000 Lakeside Drive, Baltimore, Maryland, 21210, to Lake Roland Park.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0219 - By Councilmember Cohen

An Ordinance approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0220 - By Councilmember Ramos, Bullock

An Ordinance requiring the Director of Finance, the City Administrator, the City Solicitor, the Commissioner for the Department of Housing and Community Development, and the Director of the Office of Equity and Civil Rights to submit a report, in collaboration with advocates, practitioners, and residents, that details how Tax Increment Financing can be used for community development and eliminating vacant and abandoned properties; and providing for a special effective date.

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

Bill No. 22-0221 - By Councilmember Torrence

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 2315 Eutaw Place (Block 3426, Lot 022), as outlined in red on the accompanying plat.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 22-0222 - By City Council President (Administration)

An Ordinance amending provisions of the Fire and Police Employees' Retirement System law pertaining to the definition of regular interest for valuation purposes; providing for a special effective date; and generally relating to the Fire and Police Employees' Retirement System of the City of Baltimore.

The bill was read the first time and referred to the Education, Workforce, and Youth Committee.

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 22-0100R - By Councilmember Ramos, Bullock, Torrence

A Resolution inviting the Commissioner of the Department of Housing and Community Development, the Deputy City Solicitor, and other relevant parties to come before the City Council to describe the in rem foreclosure process, inform the Council on the capacity of the Department of Housing and Community Development to increase in rem foreclosure cases, inform the Council on the role of the Circuit Court in the in rem foreclosure process, and recommend measures the City Council can take to support these efforts.

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

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 707, 708, 709, 710, 711, 712, 713, 714, AND 715 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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

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

COMMITTEE REPORTS

BILL NO. 21-0185 REPORTED FAVORABLY, WITH AMENDMENTS, 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. 21-0185 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

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. 21-0185

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units in the R-8 Zoning District - Variances - 2044 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:**

Establishment, location, construction, maintenance or operation of a multi-family dwelling, containing six dwelling units at 2044 Walbrook Avenue, would not be detrimental to or endanger 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, including any Urban Renewal Plan.

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

Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest.

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

The authorization, if amended as recommended by the Planning Commission, 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 site, including its size and shape, is appropriate 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;

The surrounding area is one in which the predominant residential type was originally single-family owner-occupancy row-housing, but in which some conversions of single-family to multi-family dwellings occurred during the 20th Century. For this reason, it is unlikely that the proposed multi-family use would impair present or future development.

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

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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

There is adequate accessibility for emergency vehicles accessibility of light and air to the premises and to the property 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 of a portion of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood.

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

The proposed use is consistent with the City’s Comprehensive Master 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 Zoning Code upon granting of amended variances as proposed by the Planning Commission.

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

Multi-family use would meet all applicable standards and requirements of the Zoning Code upon granting of amended variances and would be 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 that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission’s report, dated February 11, 2022, which included the Department of Planning Staff Report, dated February 10, 2022.

Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis, Mayor’s Office of Governmental Relations

Written:

- Planning Commission, Agency Report – Dated February 11, 2022, which included the Department of Planning Staff Report – Dated February 10, 2022,
- Department of Transportation, Agency Report – Dated March 28, 2022
- Board of Municipal and Zoning Appeals, Agency Report – January 18, 2022
- Law Department, Agency Report – Dated March 1, 2022
- Department of Housing and Community Development, Agency Report – Dated March 17, 2022
- Baltimore Development Corporation, Agency Report – Dated March 24, 2022
- Parking Authority, Agency Report – Dated January 6, 2022
- Fire Department, Agency Report – December 10, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Mark Conway
Odette Ramos
Antonio Glover
Robert Stokes

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. 21-0185

2044 Walbrook Avenue

Variance for: Lot Area Size and Gross Floor Area 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:

The Zoning Code requires, for a property in the R-8 zoning district, 750 square feet of lot area per dwelling unit (Table 9-401). A lot area of 5,625 square feet is thus required for eight dwelling units. As this lot has approximately 1,260 square feet, a 4,365 square feet lot area size variance, amounting to approximately 77.6%, is needed for approval of eight dwelling units. This amount of variance is excessive in amount and proportion in the context of the Zoning Code, and was the reason Planning staff recommended disapproval of this conversion. Planning staff suggested, however, that if the amount of this variance would be reduced in order to authorize six dwelling units rather than eight dwelling units (please refer to "Basement conversion" below), the lot area variance amount would no longer be inordinately large. As a lot area of 4,125 square feet would be required for six dwelling units, which is recommended as an amendment to this bill in order to allow no objection to this bill, a lot area variance of approximately 69 .5% would be needed for

approval of the residential conversion. A lot area variance has been included in Section 2 of the bill, but should be amended to reflect numbers matching what six dwelling units call for.

The floor plans filed by the owner propose creation of two one-bedroom dwelling units on each floor of the structure and two one-bedroom dwelling units in the basement. A one-bedroom dwelling unit requires 750 square feet of gross floor area (BCZC §9-703). Each proposed one-bedroom unit would contain approximately 600 square feet of gross floor area. As this would not meet Zoning Code standards for residential conversions, a floor area variance has been included in Section 3 of the bill. Given the size and location of the existing structure at 2044 Walbrook Avenue, six one-bedroom dwelling units of less than 750 square feet of floor area should be marketable.

Basement conversion: The existing basement is not accessible from the exterior of the building. In order to provide required fire and safety access to the proposed two basement-level dwelling units, floor plans provided by the petitioner show a new basement doorway would be constructed and a new exterior stairway leading to that door would be created out of part of the existing sidewalk beside the building. The new basement entry door would lead to a common hallway parallel to the foundation wall, with each end giving access to a new dwelling unit door. In the context of crime prevention through environmental design principals, this would create an outer entry door not readily observable from street level, leading to an interior hallway shared by two tenants, neither of whom would be able to claim exclusive control of that interior hallway or outer basement entrance door. Therefore, it is considered inadvisable to authorize use of the basement of the existing building as dwelling units and recommend amendment of the bill accordingly. The basement would be better left to use for building utilities and/or for storage.

The existing building covers the property entirely, yet also contains approximately 3,420 square feet of gross floor area (excluding the basement), which creates an unusual ratio of floor area to lot area. The interior space of the building is larger than what would ordinarily be needed for a single-family dwelling, and so a lot area variance to allow six dwelling units would be reasonable.

In conclusion, the conditions on which this application is based are unique to the property for which the variances are sought and not generally applicable to other property within the same zoning classification, as this is a three-story 19th Century structure largely covering a lot that is large in relation to the lot it is on. Similarly, it is concluded that unnecessary hardship or practical difficulty is not being created by the intentional action of a person with a present interest in the property; and that the purpose of the variances is not based exclusively on a desire to increase the value or income potential of the property, given its large floor area that partially meets the floor area per unit type conversion standards in the Zoning Code, and that its existing structure is large in relation to the lot

on which it is situated. The amended variances would not be injurious to the use and enjoyment of other property in the immediate vicinity; nor substantially diminish and impair property values in the neighborhood; nor adversely affect the City's Comprehensive Master Plan or any Urban Renewal Plan; nor be detrimental to or endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated February 11, 2022, which included the Department of Planning Staff Report, dated February 10, 2022.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated January 18, 2022
- Law Department, Agency Report – Dated August March 1, 2022
- Department of Housing and Community Development, Agency Report – Dated March 17, 2022
- Baltimore Development Corporation, Agency Report – Dated March 24, 2022
- Fire Department, Agency Report – Dated December 10, 2021
- Parking Authority, Agency Report – Dated January 6, 2022
- Department of Transportation – Dated March 28, 2020

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Mark Conway
Antonio Glover,
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Committee Amendments to City Council Bill No. 21-0185

Amendment No. 1

On page 1, in line 6, strike “and”; and, on that same page, in line 8, after “requirements” insert “; AND, PROHIBITING THE USE OF THE BASEMENT LEVEL OF THE PREMISES AS DWELLING UNITS”.

Amendment No. 2

On page 1, in lines 2, 5, 16, and 24, in each instance strike “8” and substitute “6”, respectively.

Amendment No. 3

On page 1, in line 25, strike “5,625” and substitute “4,125”.

Amendment No. 4

On page 2, after line 9, insert:

“SECTION 5. AND BE IT FURTHER ORDAINED, THAT USE OF THE BASEMENT LEVEL OF THE PREMISES AS DWELLING UNITS IS NOT AUTHORIZED.”;

and, on that same page, in lines 10 and 18, strike “5” and “6”, respectively, and substitute “6” and “7”, respectively.

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. 21-0186 REPORTED FAVORABLY, WITH AMENDMENTS,
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. 21-0186 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 1635

Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

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. 21-0186

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway

- (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, construction, maintenance or operation of a multi-family dwelling at 1635 Gwynns Falls Parkway, would not be detrimental to or endanger 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, including an Urban Renewal Plan.

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

Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest.

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

The authorization, if amended as recommended by the Planning Commission, 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**):

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

The site, including its size and shape, is appropriate 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;

The surrounding area is one in which the predominant residential type was originally single-family owner-occupancy row-housing, but in which some conversions of single-family to multi-family dwellings occurred during the 20th Century. For this reason, it is unlikely that the proposed multi-family use would impair present or future development.

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

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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

There is adequate accessibility for emergency vehicles accessibility of light and air to the premises and to the property in the vicinity.

- (6) 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.

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

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

- (8) the character of the neighborhood;

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood.

(9) the provisions of the City’s Comprehensive Master Plan;

The proposed use is consistent with the City’s Comprehensive Master Plan.

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

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

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

The proposed use meets all applicable standards and requirements of the Zoning Code upon granting of amended variance.

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

Multi-family use would meet all applicable standards and requirements of the Zoning Code upon granting of variances and would be in harmony with the intent and purpose of the Zoning Code.

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

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):

Planning Commission’s report, dated January 14, 2022, which included the Department of Planning Staff Report, dated January 13, 2022.

Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Victor Tervalo, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis, Mayor’s Office of Governmental Relations

Written:

- Planning Commission, Agency Report – Dated January 14, 2022, which included the Department of Planning Staff Report – Dated January 13, 2022,
- Department of Transportation, Agency Report – Dated March 28, 2022
- Board of Municipal and Zoning Appeals, Agency Report – January 18, 2022
- Law Department, Agency Report – Dated March 9, 2022
- Department of Housing and Community Development, Agency Report – Dated March 17, 2022
- Baltimore Development Corporation, Agency Report – Dated March 24, 2022
- Parking Authority, Agency Report – Dated January 6, 2022
- Fire Department, Agency Report – December 10, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
 John Bullock
 Mark Conway
 Odette Ramos
 Antonio Glover
 Robert Stokes

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. 21-0186

1635 Gwynns Falls Parkway

Variance from Lot Area Size and Gross Floor Area 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:

Two off-street parking spaces are required to serve two newly created dwelling units. Since the property cannot provide two parking spaces meeting Zoning Code standards, as the lot is only 15' wide, a parking variance is needed in order to meet this requirement.

The existing building covers over 60% of the property, yet also contains approximately 2,500 square feet of gross floor area, which creates an unusual ratio of floor area to lot area. The interior space of the building is larger than what would ordinarily be needed for a single-family dwelling, and so the lot area variance requested is reasonable. Likewise, although the width of the property only allows creation of one parking space meeting Zoning Code standards, while the Zoning Code requires a space for each of the two newly-created dwelling units (Table 16-406), the owner is not able to provide an off-street parking space without demolishing a part of the deck attached to the rear of the building, and so a complete parking variance is more reasonable than strict compliance with the requirement.

In conclusion, the conditions on which this application is based are unique to the property for which the variances are sought and not generally applicable to other property within the same zoning classification, as this is a three-story 19th Century structure largely

covering a lot that is large in relation to the lot it is on. Similarly, it is concluded that unnecessary hardship or practical difficulty is not being created by the intentional action of a person with a present interest in the property; and that the purpose of the variances is not based exclusively on a desire to increase the value or income potential of the property, given its large floor area that partially meets the floor area per unit type conversion standards in the Zoning Code, and that its existing structure is large in relation to the lot on which it is situated. The amended variances would not be injurious to the use and enjoyment of other property in the immediate vicinity; nor substantially diminish and impair property values in the neighborhood; nor adversely affect the City's Comprehensive Master Plan or any Urban Renewal Plan; nor be detrimental to or endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated January 14, 2022, which included the Department of Planning Staff Report, dated January 13, 2022.

Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Victor Tervalá, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis, Mayor's Office of Governmental Relations

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated January 18, 2022
- Law Department, Agency Report – Dated August March 9, 2022
- Department of Housing and Community Development, Agency Report – Dated March 17, 2022
- Baltimore Development Corporation, Agency Report – Dated March 24, 2022
- Fire Department, Agency Report – Dated December 10, 2021
- Parking Authority, Agency Report – Dated January 6, 2022
- Department of Transportation – Dated March 28, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Mark Conway
Antonio Glover
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Committee Amendments to City Council Bill No. 21-0186

Amendment No. 1

On page 1, in lines 15 and 22, in each instance, strike “R-8” and substitute “R-7”.

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. 21-0096R REPORTED FAVORABLY
AND ADOPTED**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 21-0096R favorably.

**Approving the Submission of an Application to the State of Maryland for the
Redesignation of Baltimore City’s Modified Consolidated
Enterprise Zone and its Focus Areas**

FOR the purpose of approving the submission of an application to the State of Maryland to redesignate Baltimore City’s modified Consolidated Enterprise Zone and its Focus Areas.

Recitals

WHEREAS, The General Assembly of the State of Maryland established an Enterprise Zone Program to focus State and local resources on the encouragement of economic growth in economically distressed areas and employment opportunities for the unemployed.

WHEREAS, the current Consolidate Enterprise Zone and Focus Areas expire in June 2022 and it is now time for the redesignation of Baltimore City’s Consolidated Enterprise Zone and Focus Areas.

WHEREAS, the City of Baltimore and representatives of the Baltimore Development Corporation (“BDC”) have been working towards this end.

WHEREAS, the City of Baltimore, through the BDC used data from the 2019 American Community Survey from the U.S. Census Bureau to determine the census tracts that met the eligibility criteria for the Enterprise Zone and Focus Areas.

WHEREAS, certain census tracts that had previously been included in Baltimore City’s Consolidated Enterprise Zone no longer qualify under the criteria set forth by the State of Maryland and have been removed from the modified Consolidated Enterprise Zoned.

WHEREAS, the Baltimore City Council recognizes that there is a significant need to stimulate the creation of jobs by including the Downtown, Port Covington, Highlandtown, Greektown, Edmondson Square, Reisterstown Road, Falls Road, Greenmount Avenue, York Road Corridor, Harford Corridor, Belair Road, Fayette Street, North Washington Street, Sinclair Lane, and Frankford Avenue in Baltimore City’s Consolidated Enterprise Zone.

Favorable report adopted.

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

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution adopted.

ACTION ON EXECUTIVE APPOINTMENTS

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

The Appointment of

Alexandra Grayson

Member

BOARD:

Commission on Sustainability -
District 8

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schliefer made a motion, which was duly seconded, that the appointment of Alexandra Grayson be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Alexandra Grayson confirmed.

The Appointment of

Staci Griffin

Member

BOARD:

Affordable Housing Trust Fund
Commission - District 4

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Staci Griffin be confirmed.

The roll was called, resulting as follows:

Journal of the City Council

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Staci Griffin confirmed.

The Appointment of

Cedric Lee

Member

BOARD:

Commission on Sustainability -
District 10

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Cedric Lee be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Cedric Lee confirmed.

The Appointment of

Jared Lyles

Member

BOARD:

Commission on Sustainability -
District 14

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Jared Lyles be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Jared Lyles confirmed.

The Appointment of

Kevin O'Connor

Member

BOARD:

Board of Fire Commissioners

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Kevin O'Connor be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Kevin O'Connor confirmed.

The Appointment of

Erika Fox

Member

BOARD:

Affordable Housing Trust Fund
Commission - District 2

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Erika Fox be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Erika Fox confirmed.

The Appointment of

Tisha Guthrie

Member

BOARD:

Affordable Housing Trust Fund
Commission - District 9

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Tisha Guthrie be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Tisha Guthrie confirmed.

The Appointment of

Anthony Williams

Member

BOARD:

Affordable Housing Trust Fund
Commission - District 12

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Anthony Williams be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Anthony Williams confirmed.

The Appointment of

Robert Charles Brendel

Member

BOARD:

Environmental Control Board

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Journal of the City Council

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Robert Charles Brendel be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Robert Charles Brendel confirmed.

The Appointment of

Christina Delgado

Member

BOARD:

Environmental Control Board -
District 2

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Christina Delgado be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Christina Delgado confirmed.

The Appointment of

Andrew Flacks

Member

BOARD:

Environmental Control Board -
District 1

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Andrew Flacks be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Andrew Flacks confirmed.

The Appointment of

Melvin Jadulang

Member

BOARD:

Environmental Control Board -
District 12

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Melvin Jadulang be confirmed.

The roll was called, resulting as follows:

Journal of the City Council

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Melvin Jadulang confirmed.

The Appointment of

Zoe Rydzewski

Member

BOARD:

Environmental Control Board -
District 11

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Zoe Rydzewski be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Zoe Rydzewski confirmed.

The Appointment of

Carlillian Thompson

Member

BOARD:

Environmental Control Board -
District 7

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Carlillian Thompson be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Carlillian Thompson confirmed.

The Appointment of

Alice Volpitta

Member

BOARD:

Environmental Control Board -
District 3

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Alice Volpitta be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Alice Volpitta confirmed.

The Appointment of

Robert Shelton

Member

BOARD:

Board of Finance - District 11

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Robert Shelton be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Robert Shelton confirmed.

The Appointment of

Nichole Battle

Member

BOARD:

Historical and Architectural
Preservation - District 12

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Nichole Battle be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Nichole Battle confirmed.

The Appointment of

Jill Dennis Member

BOARD: Historical and Architectural Preservation - District 6

EXPIRATION OF TERM: December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Jill Dennis be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Jill Dennis confirmed.

The Appointment of

Katherine Good Member

BOARD: Historical and Architectural Preservation - District 7

EXPIRATION OF TERM: December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Katherine Good be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Katherine Good confirmed.

The Appointment of

Peter Morrill

Member

BOARD:

Historical and Architectural
Preservation - District 12

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Peter Morrill be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Peter Morrill confirmed.

The Appointment of

Kuo Pao Lian

Member

BOARD:

Historical and Architectural
Preservation - District 1

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Kuo Pao Lian be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Kuo Pao Lian confirmed.

The Appointment of

Ann Powell

Member

BOARD:

Historical and Architectural
Preservation - District 6

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Ann Powell be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Ann Powell confirmed.

The Appointment of

Dr. Gary D. Rodwell

Member

BOARD:

Historical and Architectural
Preservation - District 4

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Dr. Gary D. Rodwell be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Dr. Gary D. Rodwell confirmed.

The Appointment of

Harry T. Spikes, II

Member

BOARD:

Historical and Architectural
Preservation - District 12

EXPIRATION OF TERM:

December 3, 2024

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Schleifer made a motion, which was duly seconded, that the appointment of Harry T. Spikes, II be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the appointment of Harry T. Spikes, II confirmed.

THIRD READING

The President laid before the City Council:

BILL NO. 21-0102 - An Ordinance requiring certain holders of permits issued by the Department of Housing and Community Development to submit a disposal plan with the permit application; requiring permit holders to submit proof of disposal to the Department within a certain period of time after the permit work has concluded; establishing a certain citation amount; and generally relating to requiring permit holders dispose of waste and refuse in a proper and legal manner.

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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

BILL NO. 21-0161 - An Ordinance making City operations achieve net-zero emissions of greenhouse gases by 2050; defining certain terms; authorizing rules and regulations; and generally related to the City's emission of greenhouse gasses.

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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

BILL NO. 21-0166 - An Ordinance changing the zoning for the property known as Block 3635, Lot 055, as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-1 Zoning District.

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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

BILL NO. 21-0171 - 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 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements.

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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

Bill No. 21-0180 - An Ordinance changing the zoning for the property known as 2525 Insulator Drive (Block 1079, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-3 Zoning District; 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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

Bill No. 21-0190 - An Ordinance repealing Ordinance 08-94, which created the Westport Waterfront Development District; repealing Ordinance 08-95, which created the Westport Waterfront Special taxing District; repealing Ordinance 08-96, which authorized the pledge by the City of Tax Increment Revenues and Special Tax Revenues for the purpose of financing infrastructure improvements; 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, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

ADJOURNMENT

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, April 25 2022, at 5:00 p.m.

Consent Calendar

CR 707 Burnett

A Baltimore City Resolution on the death of McKeever Alston, February 19, 1957 - March 18, 2022.

CR 708 President Mosby, All Members

A Baltimore City Resolution congratulating Sharon Milligan on your retirement after 43 years of services to the citizens of Baltimore.

CR 709 President Mosby, All Members

A Baltimore City Resolution congratulating Eugene "Gene" West on your retirement on May 1, 2022 from the Department of Transportation after 46 years of dedicated service to the City of Baltimore.

CR 710 President Mosby, All Members

A Baltimore City Resolution congratulating Anthony Galloway on 33 years of dedicated service to the City of Baltimore.

CR 711 President Mosby, All Members

A Baltimore City Resolution on the death of Madam Kim Glover-Spencer, May 22, 1956 - March 17, 2022.

CR 712 President Mosby, All Members

A Baltimore City Resolution to the Family of Donald Tynes, Sr., November 5, 1942 - March 22, 2022.

CR 713 President Mosby, All Members

A Baltimore City Resolution to the Family of Viola Olla Vaughan, January 31, 1936 - March 23, 2022.

CR 714 President Mosby, All Members

A Baltimore City Resolution to the Family of Lois Knight Harrison, March 8, 1965 - March 13, 2022.

CR 715 President Mosby, All Members

A Baltimore City Resolution congratulating Fulton Bank - Federal Hill on your growth, commitment and contribution o the Baltimore community, thank you for helping make our communities better, one change at a time.