

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, October 8, 2024
10:05 AM**

COUNCIL CHAMBERS

Council Bill #24-0581

Rezoning - 200 North Central Avenue

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Sharon Green Middleton, Chair
John Bullock – Vice Chair
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Anthony Leva (410-396-1091)

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Danielle McCray
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Isaac “Yitzy” Schleifer
Robert Stokes
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Phylicia Porter
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Isaac “Yitzy” Schleifer
Robert Stokes
Danielle McCray
Staff: Marguerite Currin (443-984-3485)



BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0581

Rezoning - 200 North Central Avenue

Sponsor: Councilmember Stokes

Introduced: August 26, 2024

Purpose: For the purpose of 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.

Effective: 30th day after enacted.

Agency Reports

Law Department	None as of this writing
Department of Housing & Community Development	None as of this writing
Planning Commission	Favorable with amendments
Baltimore Development Corporation	Favorable
Department of Transportation	No Objection
Board of Municipal & Zoning Appeals	Defers to Planning
Parking Authority of Baltimore City	None as of this writing

Analysis

Current Law

Article 32 – Zoning

Zoning District Maps

Sheet 56

Baltimore City Revised Code

(Edition 2000)

Background

If enacted this bill would permit the property at 200 North Central Avenue to be rezoned from the EC-2 Zoning District to the C-2 Zoning District. The property was the Sojourner-Douglass College, which was a private college with an Afrocentric focus, that closed in 2015.

The property is owned by 200 North Central Avenue, LLC, located in the 12th Council District in the Oldtown neighborhood of Baltimore City.

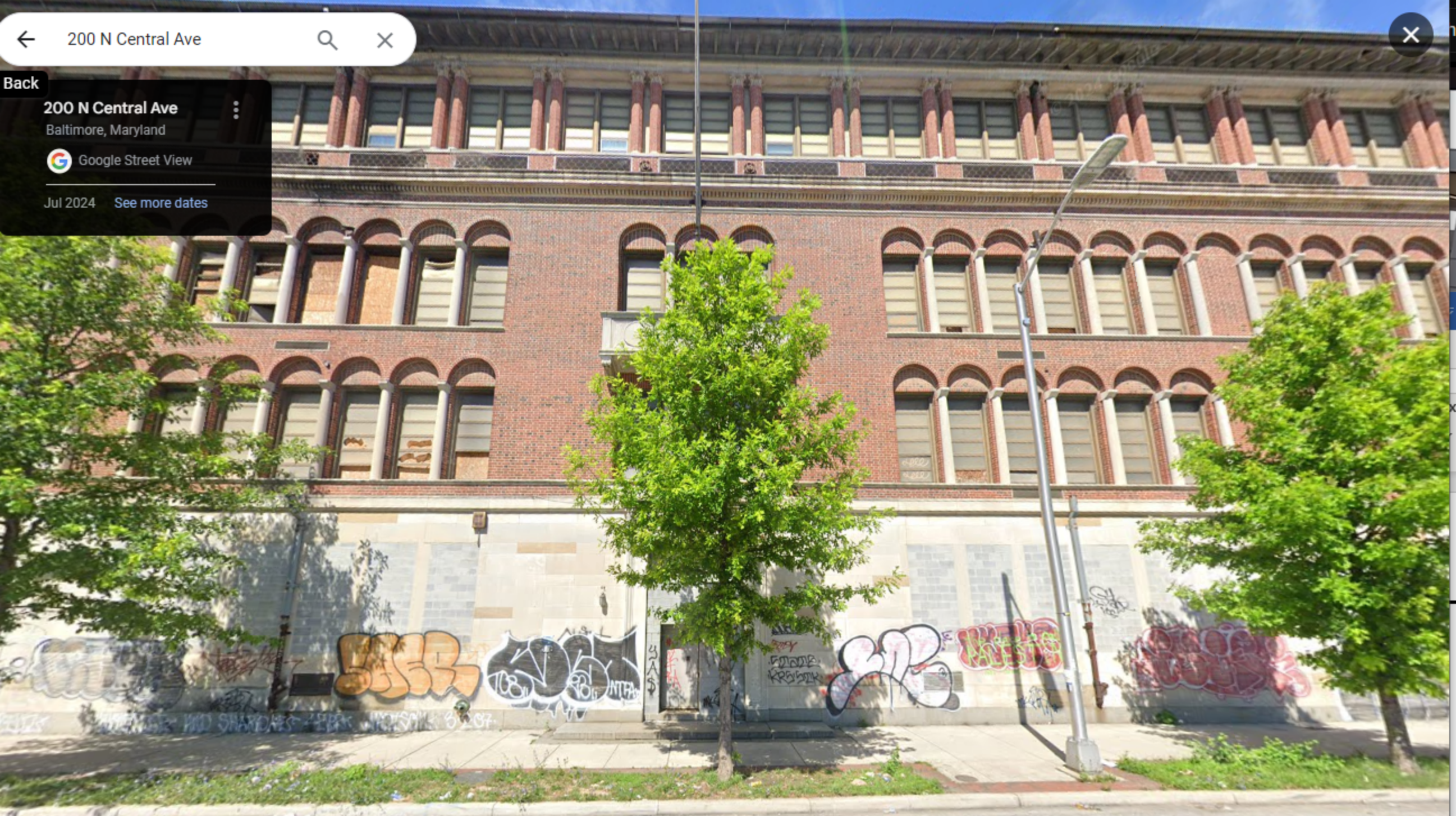
The Planning Commission/Department recommended an amendment to include the adjacent property at 249 Aisquith Street in the rezoning from EC-2 to C-2. This property was previously owned by Sojourner Douglas College. **Please see the attached Planning report.**

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0581 and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268
Analysis Date: October 3, 2024




← 200 N Central Ave 🔍 ✕

Back


200 N Central Ave ⋮

Baltimore, Maryland

 Google Street View

Jul 2024 [See more dates](#)

249 Aisquith St
Baltimore, Maryland

 Google Street View

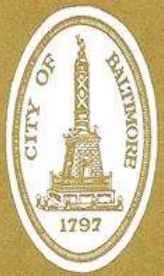
Oct 2023 [See latest date](#)



Council Bill 24-0581

Agency Reports

SEE ATTACHED

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0581 / REZONING – 200 NORTH CENTRAL AVENUE		

TO

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

DATE: September 13, 2024

At its regular meeting of September 12, 2024, the Planning Commission considered City Council Bill #24-0581, for the purpose of 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #24-0581 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0581 be **amended and approved** by the City Council.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

September 12, 2024

REQUEST: City Council Bill #24-0581/ Rezoning – 200 North Central Avenue:

For the purpose of 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.

RECOMMENDATION: Adopt Findings and Approve with Amendment to include 249 Aisquith as part of the rezoning

STAFF: Caitlin Audette

PETITIONER/OWNER: 200 North Central Avenue, LLC; Mike Knoepfle

SITE/GENERAL AREA

Site Conditions: The property in question was originally built as a city school in 1924, serving the growing east Baltimore community. The site fronts on Central Avenue and extends north to Orleans, and west to Aisquith St. Owned by the Sojourner Douglas College from 2001-2023, the property has been vacant since the closing of Sojourner Douglas College in 2015.

General Area: Located within the PSO Transformation Plan footprint, the property is located opposite the Enoch Pratt Library – Orleans Street Branch, near to Johns Hopkins Hospital, and south of the Somerset redevelopment site located just north of Orleans Street.

HISTORY

The property was sold by the Mayor and City Council in 2001. No other legislative actions have been taken for this property.

CONFORMITY TO PLANS

The property is located within the boundaries of the Oldtown Redevelopment Plan, which dates to 2010 and references the then existing Sojourner Douglas College. The property is also within the 2023 Perkins Somerset Oldtown Transformation Plan, but is not directly addressed within the plan. A rezoning of the site would not negatively impact the plan.

ZONING CODE REQUIREMENTS

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

- (b) *Map amendments.*
 - (1) *Required findings.*

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

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

(2) *Required findings of fact.*

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

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

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

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

ANALYSIS

The property has not had an active use since the closure of the Sojourner Douglass College in 2015, and its use as part of a university campus is not the proposal of the current owner. With this change from an active campus to a new use the EC-2 zoning, which is intended for university or college campuses, is no longer appropriate.

Required Findings:

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

Change: With the closure of Sojourner Douglas College in 2015, and the creation of the Perkins Somerset Oldtown Transformation Plan in 2018, the property and surrounding area have, and are continuing to undergo a substantial change. The Transform rezoning process took place over several years, culminating in 2016, shortly after the college closed in 2015. At that time, the college still owned the land, and it was unclear if they would reopen. Since that time, the property has been sold, and the current owners have no interest in utilizing the space for a post-secondary education facility.

Maryland Land Use Code – Requirements for Rezoning:

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the

vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2023)). In reviewing this request, the staff finds that:

- 1. The Plan:** The 2010 Oldtown Redevelopment Plan envisioned the Sojourner Douglas Campus growing with two new buildings and a parking garage. The closure of the school, and the lack of another interested post-secondary school makes this portion of the plan irrelevant. The property is within the Perkins Somerset Oldtown Transformation Plan Boundary but is not called out specifically. This rezoning would not negatively impact that plan.
- 2. The needs of Baltimore City:** There is no immediate need to preserve this small footprint of EC-2 zoning. The development related to the PSO Plan to the north supports the shift to C-2 in the area.
- 3. The needs of the particular neighborhood:** This area is experiencing investment through redevelopment associated with the PSO Plan. This rezoning eliminates a barrier for continued investment by other entities not associated with the PSO Plan.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2023)). The findings of fact include:

- 1. Population changes;** The area saw a decrease in population from 713 to 648 between the 2010 and 2020 census. However, with the development of the Somerset site to the north, the immediate area the population in the immediate area is likely increasing. Three of four total building are complete and the total number of new units will be 558 units.
- 2. The availability of public facilities;** This area is well served by public utilities, which will continue to serve the area.
- 3. Present and future transportation patterns;** The rezoning of this property will not significantly impact area transportation patterns which include heavy traffic along Orleans Street to the north.
- 4. Compatibility with existing and proposed development for the area;** The property is seeing increased development as part of the PSO Plan. The proposed rezoning is compatible with the development.
- 5. The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.
- 6. The relation of the proposed amendment to the City's plan.** There are no relevant provisions of any adopted plan that will be impacted by the proposed rezoning.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** the immediate area includes a fast food restaurant, senior housing, public library, secondary school, and multi-family housing.
- (ii) **the zoning classification of other property within the general area of the property in question;** the properties along Orleans Street are zoned either C-2 or R-10, while the properties to the south are zoned R-8.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification; and** The property was purpose built as a city school in 1924, like many buildings of its era it is well positioned for adaptive reuse as many different allowed uses in C-2 including multi-family.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** The development of the former Somerset Homes north of Orleans Street is part of the PSO Transformation Plan and includes new multi-family housing, a new grocery store, and a new park.

Below is the staff’s review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public’s interest, in that it will allow for the adaptive reuse of the property and allow the new ownership to activate the site.

Equity: The proposed rezoning would allow the currently vacant site to be more easily utilized for new development. This would positively impact the surrounding community as it would add active uses to the area. Additional housing, if that is ultimately is built here, will add more density to the area. Continued investment in the area is needed after many years of disinvestment. The community has been notified of the proposed rezoning. Any new development of the site will need to include meaningful engagement. Staff does not expect any significant impact to time or resources outside of routine development review.

Notification: Jonestown Neighborhood Association, Oldtown Merchants Association, VOLAR, Change4Real, Perkins Homes Tenant Council, Monument East Tenant Council, Pleasant View Gardens, Stirling Street Neighbors, Washington Hill among others have been notified of this action, including over one hundred individuals.

Amendment: Staff recommends an amendment to include the adjacent property at 249 Aisquith Street in the rezoning from EC-2 to C-2. The property is directly adjacent to 200 N. Central and was previously owned by the Sojourner Douglas College, who previously intended to renovate it for use as part of its campus. The site is a City Landmark known as the Eastern Female High School. At the July 2023 CHAP Hearing, the Commission voted favorably on the motion to approve the concept for a 4-story addition for multi-family housing. The context and reasoning for the rezoning of 200 N. Central is the same for the property at 249 Aisquith.

Chris Ryer

Chris Ryer
Director



MEMORANDUM

DATE: September 25, 2024
TO: Ways and Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0581

A handwritten signature in blue ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0581 introduced by Councilmember Stokes.

PURPOSE

The purpose of this bill is to change the current zoning at the property known as 200 North Central Avenue (Block 1320, Lot 001) from EC-2 (education) to C-2 (Commercial).

BRIEF HISTORY

Located in the Pleasant View Gardens neighborhood, the property at 200 North Central Ave was formally a school, which has been vacant since closing in 2015. Current zoning EC-2 is designed for educational facilities and not permissive to redevelopment. Rezoning this property from current restrictions will allow commercial development in East Baltimore to serve the community with more opportunities in the future.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0581. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

HF



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	September 3, 2024
SUBJECT	24-0581 Rezoning – 200 North Central Avenue

Position: No Objection

Introduction

For the purpose of 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.

DOT Analysis

Council Bill 24-0581 would convert the property known as 200 North Central Avenue from the EC-2 to the C-2 zoning district. EC-2 zoning primarily accommodates non-educational and housing uses for colleges and universities. In contrast, the C-2 district allows for small to medium-scale commercial or mixed-use development and may accommodate automobiles.

Conclusion

The Department foresees no fiscal or operational impact and therefore has no objection to the advancement of Council Bill 24-0581.

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

August 27, 2024

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

Re: CC Bill #24-0581- Rezoning- 200 North Central Avenue

Ladies and Gentlemen:

City Council Bill No. 24-0581 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0581 is to change the zoning for the property known as 200 North Central Avenue (Block 1320, Lot 001) from the EC-2 Zoning District to the C-2 Zoning District. BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

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

Council Bill 24-0581

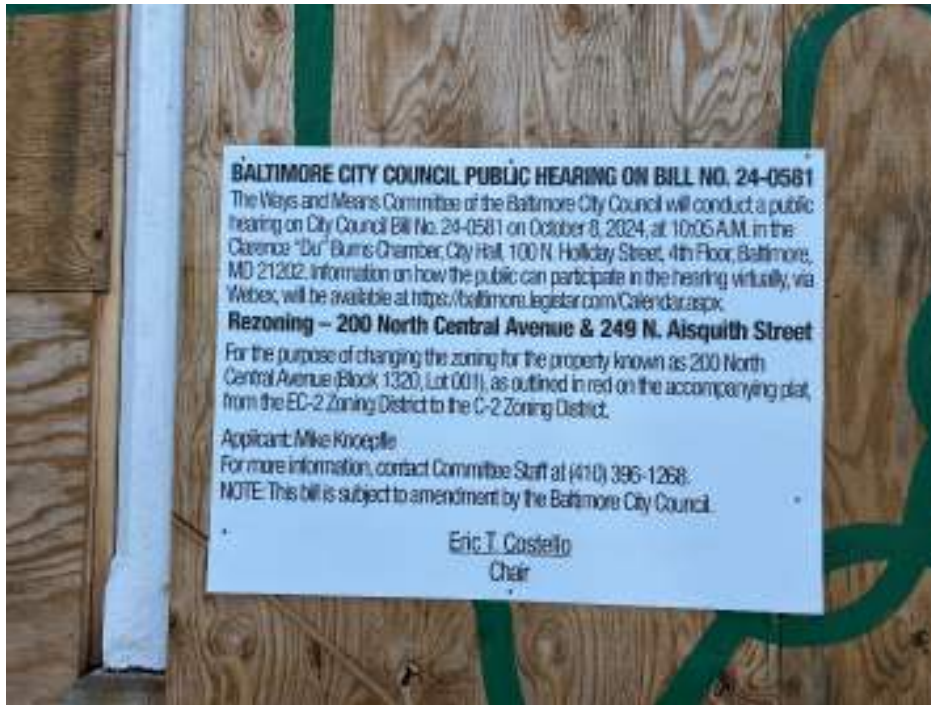
Additional Materials

SEE ATTACHED

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

Today's Date: [8/16/2024]

City Council Bill No.: 24-0581



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

Address: 249 N. Aisquith Street frontage

Date Posted: September 14, 2024

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

Telephone: 443-629-3411

-
- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [8/16/2024]

City Council Bill No.: 24-0581



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

Address: 249 N. Aisquith Street Orleans Street frontage

Date Posted: September 14, 2024

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

Telephone: 443-629-3411

-
- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.: 24-0581

Today's Date: [Insert Here] 9/6/24

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

See attached photos on following pages

Address: Signs posted on Aisquith St, Orleans St and Central Ave

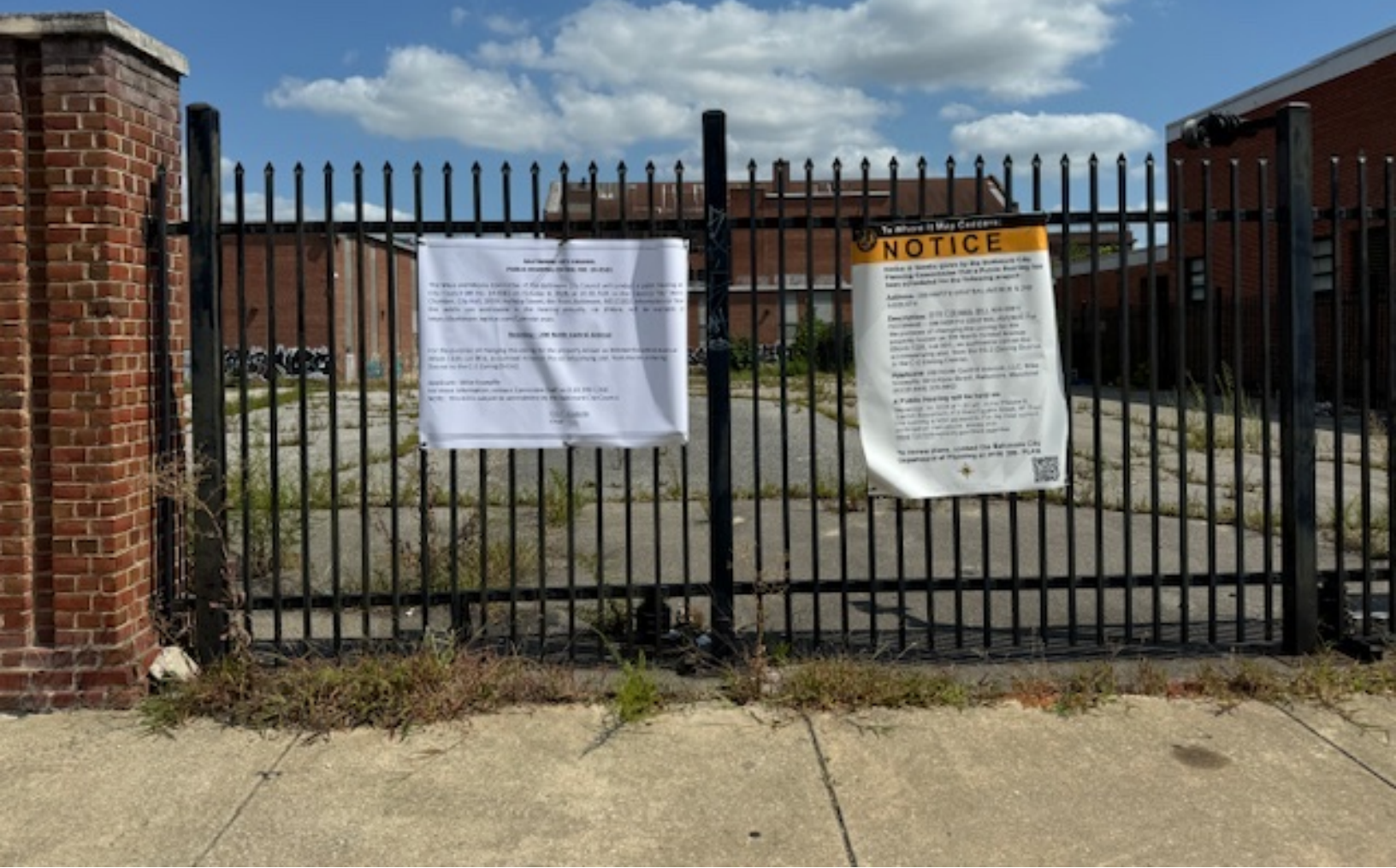
Date Posted: 9/6/24

Name: MIKE KNOEPFLE

Address: 1013 ROSE STREET, 21230

Telephone: 443-324-3852

Signature: 



NOTICE TO ATTORNEYS
 PUBLIC DEFENDER OFFICE (301) 475-3100

The Public Defender's Office of the District of Columbia has received a copy of your letter dated 08/14/2020 at 10:28 AM. It is to be noted that the Public Defender's Office will only accept letters from the State Bar of Maryland. Accordingly, the letter you submitted is not being accepted for filing and will be returned to you. (The letter is not being accepted for filing.)

NOTICE TO THE PUBLIC DEFENDER

The responsibility of paying the costs for the attorney's services is with the defendant. The Public Defender's Office will not accept the attorney's services unless the defendant has paid the attorney's fees. The Public Defender's Office will not accept the attorney's services unless the defendant has paid the attorney's fees.

NOTICE TO THE PUBLIC DEFENDER

The Public Defender's Office will not accept the attorney's services unless the defendant has paid the attorney's fees. The Public Defender's Office will not accept the attorney's services unless the defendant has paid the attorney's fees.

To Whom It May Concern
NOTICE

Notice is hereby given by the undersigned that the undersigned has been appointed as the Public Defender for the State Bar of Maryland for the following period:

Address: 1000 North Capitol Street, N.W., Washington, D.C. 20001

Telephone: (301) 724-6666, (301) 462-0000

Facsimile: (301) 724-6666, (301) 462-0000

The undersigned is a member of the State Bar of Maryland and is a member of the District of Columbia Bar. The undersigned is a member of the State Bar of Maryland and is a member of the District of Columbia Bar.

Signature: [Signature] Public Defender, District of Columbia, Washington, D.C. 20001

A Public Hearing will be held on:

Time: 10:00 AM on 08/14/2020 at the Public Defender's Office, 1000 North Capitol Street, N.W., Washington, D.C. 20001.

The undersigned, [Signature] Public Defender, District of Columbia, Washington, D.C. 20001.

To Whom It May Concern:
NOTICE

NOTICE is hereby given by the Baltimore City Planning Commission that a Public Hearing has been scheduled for the following project:

Address: 88 WEST CENTRAL AVENUE & 248 ABBOTT

Description: CITY COUNCIL, BAL. J. 004750-0222 (AMEND.) AND NORTH CENTRAL AVENUE for the proposed changing the zoning for the property shown as 248 West Central Avenue (Block 1228, Lot 165), as outlined in plan and accompanied by staff from the City's Planning Division in the C-2 zoning district.

Applicant: 200 North Central Avenue, LLC, 1000 Kowloon St SE, 24th Street, Baltimore, Maryland 21202 (410) 524-2452

A Public Hearing will be held on:
 Thursday, 7/1/2021, 1:00 pm at the Planning & Zoning Commission, 411 West Fayette Street, 4th Floor
 The hearing will be a public hearing. For the most current and accurate information, please visit: planning.com or 301.571.3333

To review plans, contact the Baltimore City Department of Planning at 311-200-7246

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 20-0881

The Mayor and Mayor's Commission of the Baltimore City Council will conduct a public hearing on City Council Bill No. 20-0881 on Tuesday, 7/20/21, at 4:00 PM, at the Governor "Tim" Wainwright Center, City Hall, 200 N. Baltimore Street, 5th Floor, Baltimore, MD 21202. Participation on behalf of the public can participate in the hearing virtually via Webex will be available at <https://baltimoregov.com/2021/07/08/20-0881>

HEARING: 200 NORTH CENTRAL AVENUE

For the purpose of changing the zoning for the property located at 200 North Central Avenue (Block 1228, Lot 165), as outlined in plan on the accompanying plan, from the C-2 zoning district to the C-2 zoning district.

Applicant: 200 North Central Avenue LLC
 For more information, contact Council Staff at 311-200-7246. MDPL: This bill is subject to review by the Baltimore City Council.

City Council
 7/20/21

Affidavit of Publication

To: Rosenberg, Martin, Greenberg, LLP - Caroline L. Hecker
25 S Charles St, Fl 21
Baltimore, MD, 21201

Re: Legal Notice 2650805,
PUBLIC HEARING ON BILL NO. 24-0581

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s):
09/17/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0581**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0581 on October 8, 2024, at 10:05 A.M. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning - 200 North Central Avenue & 240 N. Alsquith Street

For the purpose of 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.

Applicant: Mike Knoepfle

For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

s17 2650805

Affidavit of Publication

To: 200 North Central Avenue, LLC - Mike Knoepfle
1018 Race Street
Baltimore, MD, 21230

Re: Legal Notice 2652312,
PUBLIC HEARING ON BILL NO. 24-0581

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 09/23/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 24-0581

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Rezoning - 200 North Central Avenue

For the purpose of 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.

Applicant: Mike Knoepfle

For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

s23 2652312

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

City Council Bill Number: CCB 24-0581

I HEREBY CERTIFY, under penalty of perjury, that the attached* document was mailed to the following:

A. Property Owner:

B. Property Address:

or

C. List of Property Owners
(Place a Check Mark Above & Attach A List of Property Owners with Addresses)

On the following date: 9/21/24

Mailed By: Nate Pretl

Applicant's Name: Mike Knoepfle

Applicant's Organization: 200 North Central LLC

Applicant's Title: Member

Applicant's Address: 1018 Race St Baltimore, MD 21230

Applicant's Telephone Number: 443-324-3852

**Note: Please attach a copy of the document that was mailed to the property owner(s).*

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

List of Property Owners:

1. Property Address: 200 N. Central Avenue

Property Owner: 200 North Central Avenue, LLC

Mailing Address: 2 Saint Ives Dr Severna Park, MD 21146

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

9589 0710 5270 1959 2406 12

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
200 North Central Ave LLC
Street and Apt. No., or PO Box No.
2 Saint Ives Drive
City, State, ZIP+4®
Severna Park, MD 21146

ROLAND PARK POST OFFICE
SEP 21 2024
BALTO. MD 21218

See Reverse for Instructions

*Note: Please attach a copy of the document that was mailed to the property owner(s).

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

2. Property Address: 249 Aisquith St

Property Owner: Aisquith Senior LLC

Mailing Address: 3601 Clarks Ln Ste2A-B Baltimore, MD 21215

The image shows a U.S. Postal Service Certified Mail Receipt form. The form is titled "U.S. Postal Service CERTIFIED MAIL RECEIPT Domestic Mail Only". It includes a barcode on the left side with the number 62 9042 656T 0225 0720 6856. The form has several sections for fees and services, including Certified Mail Fee, Extra Services & Fees (with checkboxes for Return Receipt, Restricted Delivery, and Adult Signature), Postage, and Total Postage and Fees. A large red circular postmark is stamped over the form, reading "BALTIMORE, MD 21210 SEP 21 2024". The "Sent To" section is filled out with handwritten text: "AISQUITH SENIOR LLC", "3601 Clarks Lane STE 2A-B", and "Baltimore Md 21215". The form also includes a "Postmark Here" label and a reference to "PS Form 3800, January 2023".

**Note: Please attach a copy of the document that was mailed to the property owner(s).*

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0581**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0581 on October 8, 2024, at 10:05 A.M. in the Clarence “Du” Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning – 200 North Central Avenue

For the purpose of 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.

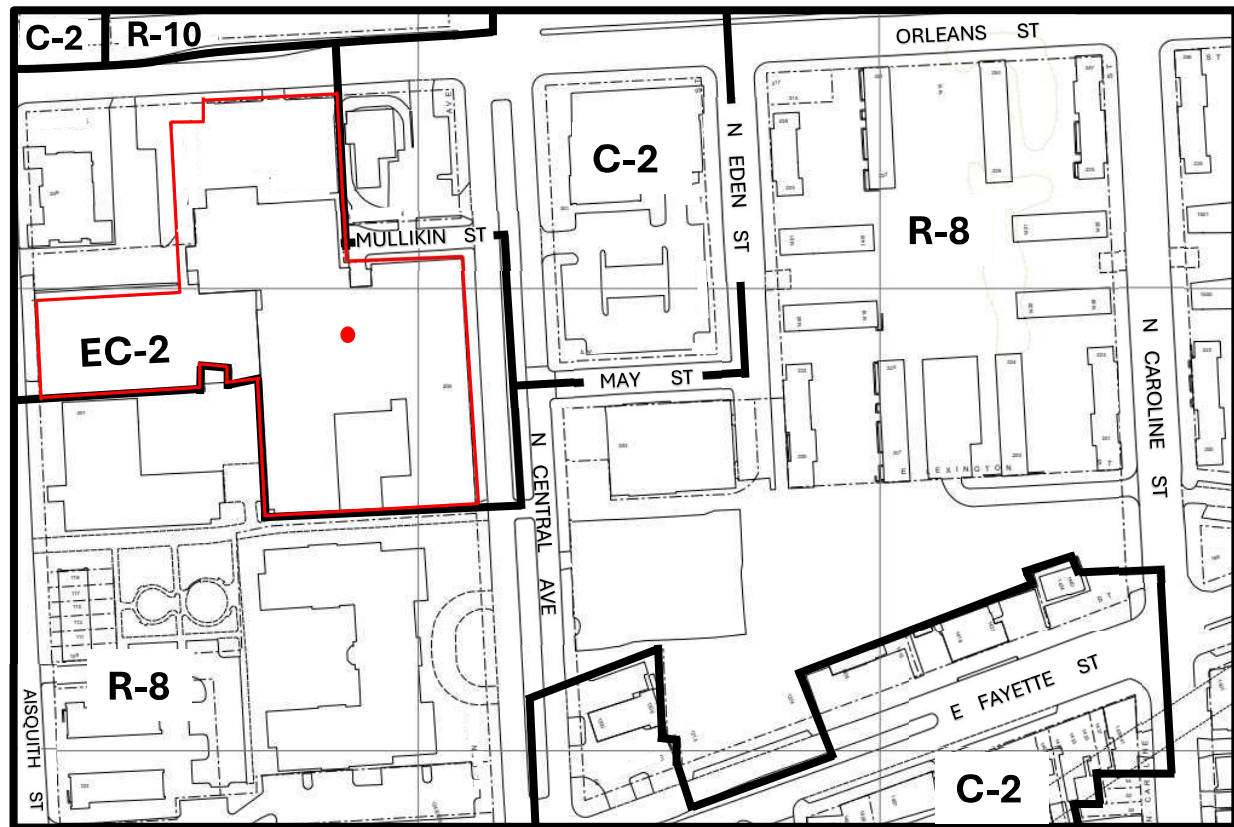
Applicant: Mike Knoepfle

For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

**SHEET NO. 56 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

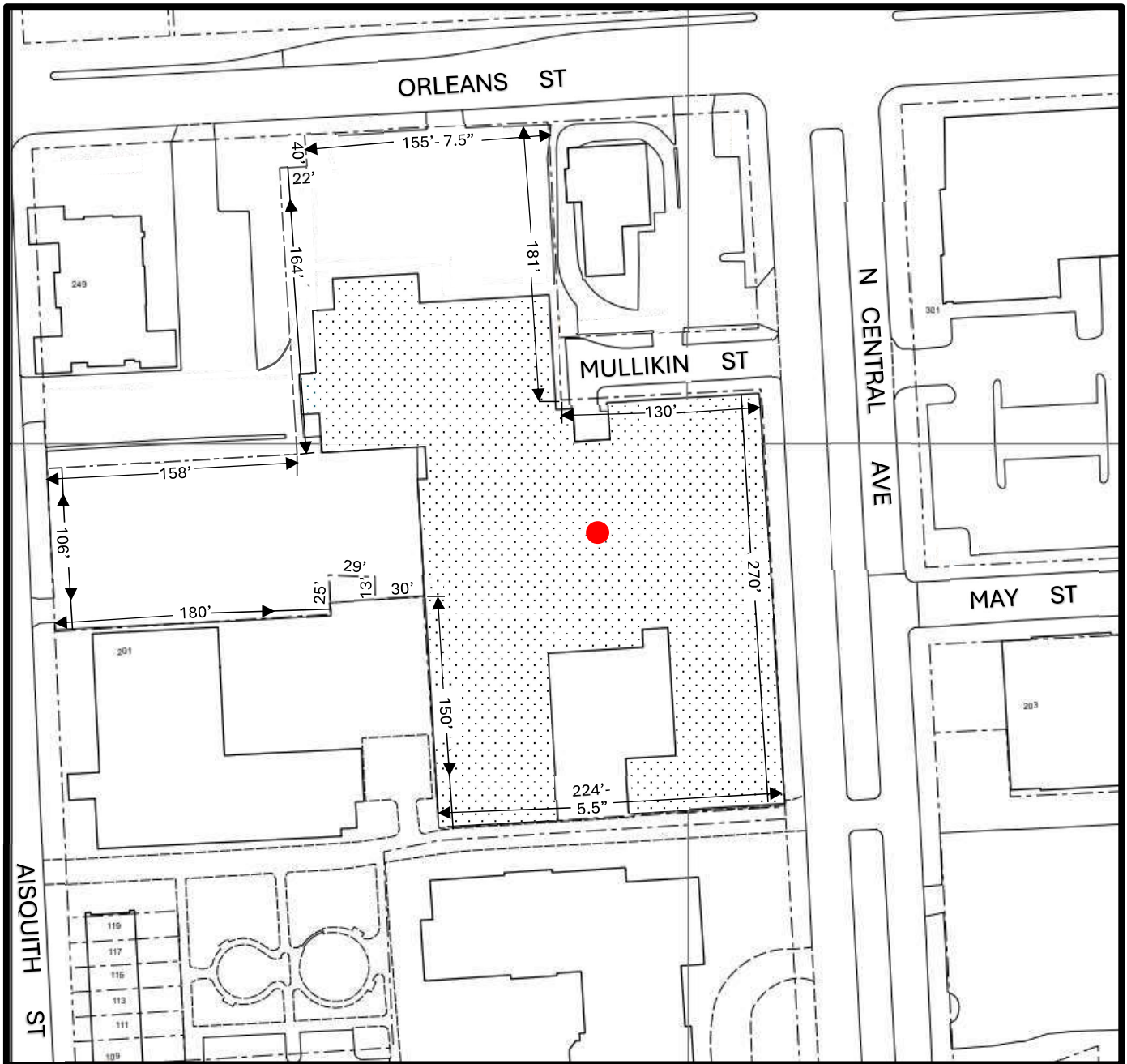
In Connection With The Property Known As
No. 200 NORTH CENTRAL AVENUE. The
Applicant Wishes To Request The Rezoning
Of The Aforementioned Property From
EC-2 Zoning District to C-2 Zoning District,
As Outlined In Red Above.

WARD 5 SECTION 9

BLOCK 1320 LOT 1

MAYOR

PRESIDENT CITY COUNCIL



Scale: 1" = 100'

200 NORTH CENTRAL AVENUE

Sheet #2

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

01. Property Information.			
Property Address:200 North Central Avenue		Block:1320	Lot:001
City:Baltimore	State:MD	Zip Code: 21202	
02. Applicant's Contact Information.			
First Name:Mike		Last Name:Knoepfle	
Mailing Address:1018 Race Street			
City:Baltimore	State:MD	Zip Code:21230	
Telephone Number:443-324-3852		Email Address:bcbymk@yahoo.com	
03. Agency.			
Is the applicant acting as an agent for another? No <input checked="" type="radio"/>			
If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.			
<i>(Use an additional sheet if necessary.)</i>			
Corporate Entity:200 North Central Avenue, LLC			
01	First Name:Mike	Last Name:Knoepfle	
Mailing Address:2 Saint Ives Drive			
City:Severna Park	State:Maryland	Zip Code:21146	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
04. Current Property Owner's Contact Information (if different than applicant).			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

05. Property Acquisition.		
Date the property was acquired by the current owner: 6/9/2023		
Deed Reference	Liber/Book: 25976	Folio/Page: 00292
06. All Proposed Zoning Changes for the Property.		
Zoning District	Current Zoning District: EC-2	Requested Zoning District: C-2
Conditional Use	Existing Use:	Proposed Conditional Use:
	Please describe all intended uses of the Property:	
<i>Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning, e.g. Table 9-301, Table 10-301, etc.</i>		
Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
	Proposed Number of Units:	
	Gross Square Footage of Building: <i>(Not including basement area)</i>	
	Unit 01	Gross Sq./Ft: No. of Bedrooms: _
	Unit 02	Gross Sq./Ft: No. of Bedrooms: _
	Unit	Gross Sq./Ft: No. of Bedrooms: _
	Unit	Gross Sq./Ft: No. of Bedrooms: _
	<i>(Add additional units as needed.)</i>	
<p>ARTICLE 32, § 9-703. CONVERSION STANDARDS.</p> <p>(a) In general. All conversions must meet the standards set forth in this section.</p> <p>(b) Existing dwelling.</p> <p style="padding-left: 20px;">(1) The existing dwelling must be:</p> <p style="padding-left: 40px;">(i) a structure originally constructed as a single-family dwelling; and</p> <p style="padding-left: 40px;">(ii) 1,500 square feet or more in gross floor area.</p> <p style="padding-left: 20px;">(2) For purposes of this subsection, gross floor area does not include any basement area.</p> <p>(c) GFA per dwelling unit. The converted dwelling must meet the following gross floor area per unit type:</p> <p style="padding-left: 20px;">(1) 1-bedroom unit: 750 square feet.</p> <p style="padding-left: 20px;">(2) 2-bedroom unit: 1,000 square feet.</p> <p style="padding-left: 20px;">(3) 3- or more bedroom unit: 1,250 square feet.</p> <p>*Please note that one off-street parking space is required per each dwelling unit added.</p>		

07. Contract Contingency.		
Is there a purchase contract contingent on the requested legislative authorization? No <input checked="" type="radio"/>		
If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract. <i>(Add additional parties as needed.)</i>		
1 ST PARTY	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
2 ND PARTY	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
The purposes, nature, and effect of the contract are:		
08. Affidavit.		
I, <u>Mike Knoepfle</u> , solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.		
 Applicant's Signature		
8/19/2024 Date		

**CITY OF BALTIMORE
COUNCIL BILL 24-0581
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: 200 North Central Avenue, LLC; Mike Knoepfle
Address: 1018 Race Street, Baltimore, Maryland 21230
Telephone: (443) 324-3852

Introduced and read first time: August 26, 2024

Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 200 North Central Avenue**

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

6 BY amending

7 Article - Zoning
8 Zoning District Maps
9 Sheet 56
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 56 of the Zoning District Maps is amended by changing from the EC-2 Zoning District to
14 the C-2 Zoning District the property known as 200 North Central Avenue (Block 1320, Lot 001),
15 as outlined in red on the plat accompanying this Ordinance.

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

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

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