



HEARING NOTES

Bill: 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

Committee: Economic and Community Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: March 29, 2022

Time (Beginning): 2:00 PM

Time (Ending): 2:20 PM

Location: Virtual WEBEX

Total Attendance: Approximately 29

Committee Members in Attendance:

John Bullock Mark Conway Antonio Glover Odette Ramos Robert Stokes

Bill Synopsis in the file? .....  yes  no  n/a

Attendance sheet in the file? .....  yes  no  n/a

Agency reports read? .....  yes  no  n/a

Video or audio-digitally recorded? .....  yes  no  n/a

Certification of advertising/posting notices in the file? .....  yes  no  n/a

Evidence of notification to property owners? .....  yes  no  n/a

Final vote taken at this hearing? .....  yes  no  n/a

Motioned by: ..... Councilmember Odette Ramos

Seconded by: ..... Councilmember Mark Conway

Final Vote: ..... Favorable with Amendment

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Office of the City Solicitor
- Martin French, Department of Planning

, Planning Commission

- Nina Themelis, Board of Municipal Zoning Appeals
- Stephanie Murdock, Department of Housing and Community Development
- Liam Davis, Department of Transportation
- Raven Thompson, Baltimore Development Corporation
- Arco Sen, Parking Authority of Baltimore City
- Bashar Hijazi, representative for the applicant

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### Major Issues Discussed

1. Chairwoman Sharon Green Middleton opened the meeting, introduced committee members and City representatives and read the bill into the record.
2. Councilmember James Torrence, sponsor, testified in support of the bill
3. Agency representatives testified, on behalf of their respective agencies
4. Martin French testified on behalf of the Planning Commission. He presented Department of Planning findings and recommendations.  
Bashar Hijazi testified in support of the bill and recommended amendments.
5. The committee heard public testimony. Bashar Hijazi testified in support of the bill and recommended amendments.
6. The committee approved findings of fact and amendments.
7. The committee voted to recommend the bill favorably with amendments.
8. The hearing was adjourned.

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### Further Study

Was further study requested?

Yes  No

If yes, describe.

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### Committee Vote:

Sharon Green Middleton, Chair ..... Yea  
John Bullock: ..... Yea  
Mark Conway: ..... Yea  
Ryan Dorsey: ..... Absent  
Antonio Glover: ..... Yea  
Odette Ramos: ..... Yea  
Robert Stokes: ..... Yea

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Jennifer L. Coates, Committee Staff

Date: March 29, 2022

cc: Bill File

OCS Chrono File