BALTIMORE CITY COUNCIL
LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

2/12/2026

9:00 AM
CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0139

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

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Brandon M. Scott – Mayor
Zeke Cohen – Council President

Office of Council Services
Nancy Mead – Director
100 Holliday Street, Room 415
Baltimore, MD 21202

LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey
CHAIR

Bill Hearing

25-0139
Title Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

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Purpose: FOR the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU-2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

REPORTING AGENCIES

Department of Law	Approve for form and legal sufficiency
Planning Commission/ Department	Favorable
Department of Public Works	Favorable
Department of Transportation	Favorable
Baltimore Municipal & Zoning Appeals	No Objection

BACKGROUND

This bill contains both a conditional use conversion and a single rezoning for the listed property. The findings of the Committee will require that they find facts to support both elements of the bill.

City Law

Article 32 – Zoning, Zoning District Map Sheet 63; Baltimore City Revised Code (Edition 2000). Under § 5-508(b)(1) of Article 32 – Zoning and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

1. A substantial change in the character of the neighborhood where the property is located
2. A mistake in the existing zoning classification.

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. The establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. The use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. The authorization would not be contrary to the public interest; and
4. The authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

Article 32 – Zoning 5-308 deals with variances for zoning-related projects and requires that the City Council must find that the variance is based on an unnecessary hardship or practical difficulty rather than an inconvenience. The City Council is required to also make the following findings:

(1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;

(2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;

(3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;

(4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood;

(5) the variance is in harmony with the purpose and intent of this Code;

(6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City's Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and

(7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

Background of the Bill

This bill, if enacted, would rezone 6101 Bowleys Lane, currently in use as the Eastern Citizen Dropoff Center operated by the Department of Public Works (DPW), from OIC (Office, Industrial Campus) to IMU-2 (Industrial Mixed Use). It would also grant a conditional use to allow the Dropoff to expand and include a composting facility on the premises.

According to the report from the Planning Commission, the Eastern Dropoff complex is 82 acres located in the Pulaski Industrial Area. Planning staff find that the change in the zoning status would better support the City's master plan and the City's goals for waste diversion and sustainability. Planning in its report notes that the change in zoning would correct the current OIC status, which, while it does have some industrial uses, leans toward more office use and would bring this property into closer alignment with other industrial uses near the facility.

FISCAL NOTE

In reports received by the Committee, no agency noted any foreseen impact on their operations or budget as a result of this legislation. As noted by the Department of Transportation, the bill would result in better service delivery to residents in the City and help the City to meet its sustainability goals.

Analysis by: Tony Leva
Analysis Date: 2/10/2026

Direct Inquiries to: Anthony.Leva@baltimorecity.gov

CITY OF BALTIMORE
COUNCIL BILL 25-0139
(First Reader)

Introduced by: The Council President
Cosponsored by: Councilmember Parker
At the request of: The Administration (Department of Public Works)
Introduced and read first time: December 4, 2025
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Public Works

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

FOR the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU-2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

BY amending
Article - Zoning
Zoning District Maps
Sheets 39 and 49
Baltimore City Revised Code
(Edition 2000)

BY authority of
Article 32 - Zoning
Section(s) 5-201(a), 11-301, and 14-335
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheets 39 and 49 of the Zoning District Maps is amended by changing from the OIC Zoning District to the IMU-2 Zoning District that property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the plat accompanying this Ordinance

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

SECTION 2. AND BE IT FURTHER ORDAINED, That permission is granted for the establishment, maintenance, and operation of a commercial composting facility on the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 11-301, and 14-335, subject to the condition that the facility complies with all applicable federal, State, and local licensing and certification requirements.

SECTION 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance shall take effect on the date it is enacted.

BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

25-0139
Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Agency Reports

FROM			CITY of BALTIMORE MEMO
	NAME & TITLE	Eric W. Tiso, Director of Development Oversight and Project Support	
	AGENCY NAME & ADDRESS	Department of Planning 8th Floor, 417 East Fayette Street	
	SUBJECT	City Council Bill #25-0139 / Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane	

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

DATE: January 16, 2026

At its regular meeting of January 15, 2026, the Planning Commission considered City Council Bill #25-0139, for the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0139 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 #25-0139 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services

Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT

Tim Keane
Director

January 15, 2026

LEGISLATION: City Council Bill #25-0139/ Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility 6101 Bowleys Lane:
For the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU-2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

SUMMARY OF REQUEST: The proposed ordinance combines both rezoning and conditional use approval into a single bill, allowing both processes to advance concurrently. The site is already designated 'Mixed Use: Predominantly Industrial' in the General Land Use Plan, so shifting the zoning to IMU-2 aligns the map with the plan. It's also worth noting that IMU-2 offers more long-term flexibility for public uses than OIC, which is really tailored to private office campuses. The Department of Planning recommended that the rezoning and conditional use be packaged in one bill so the review process is cleaner, and both actions can move forward on the same timeline.

The $1 million EPA grant DPW was awarded for construction, must be committed by August 2027. Based on the expected procurement schedule, we need the zoning legislation finalized by spring 2026 to stay on track and not forfeit the award. This double-barrel approach minimizes the risk of project delays that could jeopardize time-sensitive funding. As stated per the Zoning Code, conditional use approval is required for composting operations. The IMU-2 district also ensures compatibility with surrounding industrial and mixed-use areas. The proposal will be reviewed by the Site Plan Review Committee to ensure compliance with environmental, design, and infrastructure requirements before subdivision application and review.

RECOMMENDATION: Approval

STAFF: Austin C. Davis

INTRODUCED BY: Council President Cohen

OWNER: Mayor and City Council of Baltimore

COUNCIL DISTRICT: 2

SITE/GENERAL AREA

Site Conditions: 6101 Bowleys Lane is located on the southwest side of Bowleys Lane, west of Moravia Road, and north of the intersection with I-895. The site is bounded by the Herring Run on its western side. This property contains approximately 82 acres of land and is currently improved with the Eastern Drop-off Center, operated by DPW. This site is zoned OIC (Office Industrial Campus) portions of the property are within a floodplain.

General Area: This site is located within the Pulaski Industrial Area, which is a predominantly industrial area spanning from either side of I-895 eastward to the City's eastern boundary, and southwards along I-95, including the traditional industrial areas.

HISTORY

The Department of Public Works (DPW) plans to expand and enhance operations at 6101 Bowleys Lane by constructing a new composting facility, upgrading the existing collection center, and adding parking. The site is currently zoned OIC (Office Industrial Campus), which does not permit composting operations. Per the zoning code, commercial composting is a conditional use only in the IMU-2 district. The proposed rezoning and conditional use approval are thus required to advance this project. This legislative effort is also critical to securing and expending a $1 million EPA grant before its expiration in August 2027. The rezoning must be completed by April 2026 to allow design, bidding, and permitting to proceed on schedule.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The project aligns with the City's Comprehensive Master Plan and the General Land Use Plan, which designates the site as Mixed Use: Predominantly Industrial. Rezoning to IMU-2 is more consistent with this designation than the current OIC zoning. IMU-2 permits recycling and refuse collection by right and composting as a conditional use, thereby supporting Baltimore's waste diversion and environmental sustainability goals

REZONING:

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 AND RECOMMENDATION

As noted above, for rezonings, the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

<u>§ 5-508 (b) Evaluation criteria</u>:

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; (ii) a mistake in the existing zoning classification.

Prior to the comprehensive rezoning completed in 2017, the area was zoned R-6 residential, which was an obvious misalignment with the historic land uses in this area. During the 2017 rezoning, known as *Transform Baltimore*, the area was recognized for its industrial nature. This specific parcel was designated OIC zoning by itself, which was a newly-created zone at the time. Similar light industrial areas across the street to the east were designated I-1, and properties to the south were designated I-2 to recognize their light industrial uses.

Evidence of either a substantial change or a mistake in the zoning is needed in order to support a rezoning. Staff notes that the district description of the OIC zone is: "The OIC Office-Industrial Campus Zoning District is intended for developments of large office structures, research and development facilities, and light industrial uses." (Art. 32 – *Zoning*, § 11-201). While the transfer station is a light industrial use, the OIC zone tends to lean more towards office and development types of uses. Given that this parcel is in a zone by itself, staff believes this assignment wasn't the best fit for its actual operations. The statement of intent for the Industrial Mixed-Use zones are: "(1) The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. (2) These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district." Staff believes that this will be a better fit, as this site is an existing facility, and can serve as a buffer between more intense uses to the east and south, and Herring Run.

<u>Required findings of fact:</u>

(i) **Population changes**

Since the adoption of Transform Baltimore in 2017, the surrounding area has experienced modest but notable population fluctuation. According to the U.S. Census and ACS estimates:

- In 2017, the area population was just over 17,300 (ACS 5-year).
- By the 2020 Decennial Census, the population had dropped slightly to around 17,100.
- Most recently, 2025 ACS 1-year estimates show the area has grown to over 19,000 residents.

This growth reflects regional demographic trends and potential reinvestment in East Baltimore neighborhoods. The proposed zoning and use are not expected to directly influence residential density or drive additional population change.

(ii) **Availability of public facilities**
The area continues to be adequately served by existing municipal water, sewer, and public services.

(iii) **Present and future transportation patterns**
No substantial changes in present or future transportation patterns have been identified.

(iv) **Compatibility with existing and proposed development for the area**
The proposed project at 6101 Bowleys Lane seeks to construct a municipal composting facility as part of a broader upgrade to the existing DPW waste collection site. The project would enable the City to process organic waste locally, reduce landfill reliance, and meet its climate and waste diversion goals.

(v) **Recommendations of City agencies and officials**
Currently, the property is zoned OIC, which does not permit composting – either by right or conditionally. A rezoning to IMU-2 is required, as IMU-2 permits recycling and refuse collection facilities by right and allows composting as a conditional use. This zoning change is necessary to facilitate construction and operation of the facility.

(vi) **Consistency with the City's Comprehensive Master Plan**
The current conditions are consistent with the adopted Comprehensive Plan, which identifies the area for mixed industrial uses.

<u>RECOMMANDATION</u>: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill favorably, with respect to the rezoning.

CONDITIONAL USE:

§ 5-406. Approval standards.

(a) ***Evaluation criteria.***

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate:

(1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
(2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
(3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
(4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

(5) accessibility of the premises for emergency vehicles;
(6) 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;
(8) the preservation of cultural and historic landmarks and structures;
(9) the character of the neighborhood;
(10) the provisions of the City's Comprehensive Master Plan;
(11) the provisions of any applicable Urban Renewal Plan;
(12) all applicable standards and requirements of this Code;
(13) the intent and purpose of this Code; and
(14) any other matters considered to be in the interest of the general welfare.

(b) ***Limited criteria for denying*.**
The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:
(1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
(2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
(3) the authorization would not be contrary to the public interest; and
(4) the authorization would be in harmony with the purpose and intent of this Code.

ANALYSIS AND RECOMMENDATION:
As noted above, for Conditional Uses, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

§ 5-406 (a) Evaluation criteria:
The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
This site is already developed for use as a refuse transfer station. The proposal will include a composting facility, which is a compatible addition to the existing operation on the property. This allows for a an increase in the services offered at this City facility, and incorporates a sustainability feature.

The resulting traffic patterns and adequacy of proposed off-street parking and loading;
Staff does not anticipate a significant change in vehicle traffic to this site with the expansion of services when the composting facility is added.

The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
This site is in an industrial area of the City, which is an appropriate location for this form of City service. Staff does not anticipate any significant impacts to development potential in the surrounding area.

The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
Given that this is an industrial area, none of the sensitive uses listed are in close proximity to this site, so there will be no negative impacts there.

Accessibility of the premises for emergency vehicles;
The site will remain accessible to emergency vehicles.

Accessibility of light and air to the premises and to the property in the vicinity;
The additional of the proposed compost facility will have no impact on the accessibility of light and air to nearby properties.

The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
Utilities, roads, and drainage will remain unchanged, as the proposal would only impact the interior arrangement of the site.

The preservation of cultural and historic landmarks and structures;
No anticipated impact.

The character of the neighborhood;
No anticipated impact.

The provisions of the City's Comprehensive Master Plan;
The conditional use aligns with the City's Comprehensive Plan and General Land Use Plan.

The provisions of any applicable Urban Renewal Plan;
There is no applicable Urban Renewal Plan for this area.

All applicable standards and requirements of this Code;
Staff is not aware of any other regulatory impediment to this proposal.

§ 5-406 (b) Limited criteria for denying:
The establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
Staff finds no reason the establishment would be detrimental to public health, safety, or welfare.

The use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
This site is not located within a URP, so there is no impact.

The authorization would not be contrary to the public interest; and
The authorization would not be contrary to the established procedures of the Zoning Code.

The authorization would be in harmony with the purpose and intent of this Code.
The authorization would be in harmony with the Code as it is compatible with the proposed General Land Use Plan, and does not generate any negative impacts according to the required findings for conditional uses.

RECOMMANDATION: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill be approved, with respect to the conditional use.

EQUITY:
1) Short / long-term impact on surrounding community: In the short term, this zoning bill won't change much physically about the site—it's already in active use by DPW. But in the long term, the proposed composting facility adds a new layer of environmental value by keeping organic waste out of landfills and turning it into a usable product. This reduces greenhouse gas emissions, cuts disposal costs, and helps the City lead by example on zero-waste strategies.

Locating a facility like this in an existing DPW campus also avoids siting new infrastructure in neighborhoods without strong buffers or access.

2) Impact on Baltimore's existing patterns of inequity: Organics recycling infrastructure is unevenly distributed and largely absent in the urban core. By investing in this kind of capacity in Baltimore, we are helping to reverse historic patterns of underinvestment in public services and sustainability infrastructure. This rezoning enables a project that supports more equitable access to composting options and the environmental benefits that come with them.

3) Impact on internal operations: The zoning change and conditional use approval are necessary to move the project forward, but implementation will also require coordination between Planning, DPW, DoT and Zoning staff through subdivision review. The composting use itself is subject to conditional use criteria, so the review team will need to confirm compatibility with surrounding uses and compliance with environmental and design standards. While that adds a few extra steps compared to a by-right use, the proposed IMU-2 zoning gives the City the right framework to move efficiently through permitting, without needing future legislative actions for similar improvements on-site.

NOTIFICATION: The site has been posted per DoP Guidelines, and DoP and DPW staff briefed the Frankford Community Association at their in-person community meeting early January. Additional, GovDelivery electronic notification was sent out when the project was scheduled for Planning Commission.

Tim Keane
Director

BALTIMORE CITY BOARD OF MUNICIPAL AND ZONING APPEALS

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: February 10, 2026
Re: CCB No. 25-0139 - Rezoning – Conditional Use Conversion to Commercial Composting Facility
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0139. This bill proposes two legislative authorizations for the property at 6101 Bowleys Lane (Block 6195, Lot 008): (1) a map amendment rezoning the approximately 82-acre site from the OIC (Office-Industrail Campus) Zoning District to the IMU-2 (Industrial Mixed-Use) Zoning District; and (2) a conditional use approval to permit the establishment, maintenance, and operation of a commercial composting facility on the property.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places authority to grant the rezoning and conditional use approvals with the City Council, the Board defers to the Council's judgment on whether the applicant has satisfied the approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at **justin.williams@baltimorecity.gov** or **(410) 396-4301**.

CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0139 • Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0139 would rezone the property known as 6101 Bowleys Lane from the OIC District to the IMU 2 District. The OIC (Office Industrial Campus) District is intended for developments mixing office and industrial facilities in a campus-like setting. The IMU 2 District encourages the re-use of industrial buildings for light industrial use while barring residential uses. This is well suited for the planned expansion of the existing Department of Public Works (DPW) facility at this site.

Planned upgrades to the DPW Bowleys Lane facility include improvements to the residential drop-off area, additional space for small haulers, and the construction of a composting facility. While major traffic impacts are not anticipated as a result of this expansion, DPW plans to minimize area traffic impacts via queuing lanes and internal traffic patterns. The expansion to this DPW facility will improve City waste disposal services by expanding access to composting.

SUMMARY OF POSITION

The Department supports the efforts of peer agencies to improve service delivery for City residents. As such, the Department requests a favorable report on Council Bill 25-0139.

CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew W. Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	December 10, 2025
SUBJECT	25-0139 Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Position: Favorable

BILL SYNOPSIS

The purpose of City Council Bill 25-0139 is to change the zoning classification of 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat, from the OIC Zoning District to the IMU-2 Zoning District, and to permit, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the property. The bill also provides for a special effective date.

SUMMARY OF POSITION

CCB 25-0139 authorizes the rezoning of the property located at 6101 Bowleys Lane (Block 6195, Lot 008) from the OIC Zoning District to the IMU-2 Zoning District and permits, subject to applicable conditions and regulatory approvals, the establishment, maintenance, and operation of the Department of Public Works (DPW) commercial composting facility. The Bowleys Lane

facility is currently operating as a nonconforming recycling and refuse collection facility, as composting facilities are not permitted under the existing OIC zoning designation.

Rezoning the property from OIC to IMU-2 would align with DPW's Solid Waste Management Plan, and in conjunction with the approved conditional use, CCB 25-0139 would permit the envisioned expansion and enhancements to the facility which include: a dedicated space for small haulers, residential drop-off areas, and a new administrative building for Bureau of Solid Waste staff.

If enacted, the Department of Public Works, will work with the Board of Municipal and Zoning Appeals and the Planning Commission to implement the rezoning of 6101 Bowleys Lane and authorize its use as a commercial compositing facility in compliance with applicable laws and regulations.

The Department of Public Works *supports* the passage of CCB 25-0139 as the proposed rezoning and conditional use are essential in advancing DPW's waste diversion strategy.

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor

DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

February 3, 2026

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0139 - Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0139 for form and legal sufficiency. The bill changes the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), from the OIC Zoning District to the IMU-2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property. The ordinance would take effect on the date of its enactment.

Council Bill 25-0139 proposes a rezoning of and conditional use approval for conversion of 6101 Bowleys Lane. Accordingly, the standards for changing the zoning of this property as well as for a conditional use conversion are relevant.

Standards for Rezoning

The Mayor and City Council may permit a piecemeal rezoning *only if* it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. MD Land Use Art., § 10-304(b)(2); Baltimore City Code, Art. 32, §§ 5-508(a) and (b)(l).

> The "change-mistake" rule is a rule of the either/or type. The "change" half of the "change-mistake" rule requires that, in order for a piecemeal Euclidean zoning change to be approved, there must be a satisfactory showing that there has been significant and unanticipated change in a relatively well-defined area (the "neighborhood") surrounding the property in question since its original or last comprehensive rezoning, whichever occurred most recently. The "mistake" option of the rule requires a showing that the underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect. In other words,

there must be a showing of a mistake of fact. Mistake in this context does not refer to a mistake in judgment.

Mayor and Council of Rockville v. Rylyns Enterprises, Inc., 372 Md. 514, 538-39 (2002).

Legal Standard for Change

"It is unquestioned that the City Council has the power to amend its City Zoning Ordinance whenever there has been such a change in the character and use of a use district since the original enactment that the public health, safety, morals, or general welfare would be promoted by a change in the regulations." *Cassel v. Mayor and City Council of Baltimore*, 195 Md. 348, 354 (1950). The Mayor and City Council must find facts of a substantial change in the character and the use of the district since the comprehensive rezoning of the property on June 5, 2017 and that the rezoning will promote the "public health, safety, morals, or general welfare" and not merely advantage the property owner. *Id*. at 354.

To constitute a substantial change, courts in Maryland want to see facts of a "significant and unanticipated change in a relatively well-defined area." *Rylyns Enterprises*, 372 Md. at 538. The "'neighborhood' must be the immediate neighborhood of the subject property, not some area miles away; and the changes must occur in that immediate neighborhood of such a nature as to have affected its character." *Clayman v. Prince George's County*, 266 Md. 409, 418 (1972). The changes are required to be physical. *Anne Arundel County v. Bell*, 442 Md. 539, 555 (2015) (*citing Montgomery County v. Woodward & Lothrop*, 280 Md. 686, 712–13 (1977)). However, those physical changes cannot be infrastructure such as sewer or water extension or road widening. *Clayman*, 266 Md. at 419. And the physical changes have to be shown to be unforeseen at the time of the last rezoning. *County Council of Prince George's County v. Zimmer Development Co.*, 444 Md. 490, 512 (2015). Contemplated growth and density are not sufficient. *Clayman*, 266 Md. at 419.

In determining whether the change benefits only the property owner, courts look, in part, to see if a similar use exists nearby of which the community could easily take advantage. *Cassel*, 195 Md. at 358 (three other similar uses only a few blocks away lead to conclusion that zoning change was only for private owner's gain).

Legal Standard for Mistake

To sustain a piecemeal change on the basis of a mistake in the last comprehensive rezoning, there must be substantial evidence that "the Council failed to take into account then existing facts … so that the Council's action was premised…on a misapprehension." *White v. Spring*, 109 Md. App. 692, 698, (1996) (citation omitted). In other words, "[a] conclusion based on a factual predicate that is incomplete or inaccurate may be deemed, in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second- guessing." *Id*.

"Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on a misapprehension[,]" [and] "…by showing that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect." *Boyce v. Sembly*, 25 Md.

App. 43, 51 (1975) (citations omitted). "Thus, unless there is probative evidence to show that there were then existing facts which the Council, in fact, failed to take into account, or subsequently occurring events which the Council could not have taken into account, the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not 'fairly debatable.'" *Id*. at 52.

The Supreme Court of Maryland (formerly the Court of Appeals of Maryland) has said it is not sufficient to merely show that the new zoning would make more logical sense. *Greenblatt v. Toney Schloss Properties Corp.*, 235 Md. 9, 13-14 (1964). Nor are courts persuaded that the fact that a more profitable use of the property could be made if rezoned is evidence of a mistake in its current zoning. *Shadynook Imp. Ass'n v. Molloy*, 232 Md. 265, 272 (1963). Courts have also been skeptical of finding a mistake when there is evidence of careful consideration of the area during the past comprehensive rezoning. *Stratakis v. Beauchamp*, 268 Md. 643, 653-54 (1973).

A finding of mistake, however, absent a regulatory taking, merely permits the further consideration of rezoning, it does not mandate a rezoning. *White*, 109 Md. App. at 708. Rather, a second inquiry "regarding whether, and if so, how, the property is reclassified," is required. *Id*. at 709. This second conclusion is due great deference. *Id*.

<u>Spot Zoning</u>

The City must find sufficient facts for a change or mistake because "Zoning is permissible only as an exercise of the police power of the State. When this power is exercised by a city, it is confined by the limitations fixed in the grant by the State and to the accomplishment of the purposes for which the State authorized the city to zone." *Cassel*, 195 Md. at 353.

In piecemeal rezoning bills, like the bill under review, if there is not a factual basis to support the change or the mistake, then rezoning is considered illegal spot zoning. *Id*. at 355. Spot zoning "has appeared in many cities in America as the result of pressure put upon councilmen to pass amendments to zoning ordinances solely for the benefit of private interests." *Id*. It is the "arbitrary and unreasonable devotion of a small area within a zoning district to a use which is inconsistent with the use to which the rest of the district is restricted." *Id*. It is "therefore, universally held that a 'spot zoning' ordinance, which singles out a parcel of land within the limits of a use district and marks it off into a separate district for the benefit of the owner, thereby permitting a use of that parcel inconsistent with the use permitted in the rest of the district, is invalid if it is not in accordance with the comprehensive zoning plan and is merely for private gain." *Id*.

However, "a use permitted in a small area, which is not inconsistent with the use to which the larger surrounding area is restricted, although it may be different from that use, is not 'spot zoning' when it does not conflict with the comprehensive plan but is in harmony with an orderly growth of a new use for property in the locality." *Id*. The example given was "small districts within a residential district for use of grocery stores, drug stores and barber shops, and even gasoline filling stations, for the accommodation and convenience of the residents of the residential district." *Id*. at 355-356.

Therefore, the Mayor and City Council must show how the contemplated use is consistent with the character of the neighborhood. *See, e.g.*, *Tennison v. Shomette*, 38 Md. App. 1, 8 (1977)

(cited with approval in *Rylyns*, 372 Md. at 546; *accord Mayor and City Council of Baltimore v. Byrd*, 191 Md. 632, 640 (1948)).

Findings of Fact

The City Council is required to make the following findings of fact in determining whether to permit rezoning based on mistake or change in the character of the neighborhood:

(i) population change;
(ii) the availability of public facilities;
(iii) the present and future transportation patterns;
(iv) compatibility with existing and proposed development;
(v) the recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals; and
(vi) the relationship of the proposed amendment to the City's plan.

Md. Code, Land Use, § 10-304(b)(l); Baltimore City Code, Art. 32, § 5-508(b)(2).

Article 32 of the City Code requires the Council to consider the following additional factors:

(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.

Baltimore City Code, Art. 32, § 5-508(b)(3).

The Mayor and City Council's decision regarding a piecemeal rezoning is reviewed under the substantial evidence test and should be upheld "if reasoning minds could reasonably reach [the] conclusion from facts in the record." *Zimmer Dev. Co.*, 444 Md. at 510 (*quoting Cremins v. Cnty. Comm'rs of Washington Cnty.*, 164 Md. App. 426, 438 (2005)); *see also White*, 109 Md. App. at 699 ("the courts may not substitute their judgment for that of the legislative agency, if the issue is rendered fairly debatable"); *accord Floyd v. County Council of Prince George's County*, 55 Md. App. 246, 258 (1983) ("'substantial evidence' means a little more than a 'scintilla of evidence.'").

Conditional Use Standards

A commercial composting facility is permitted as a conditional use if approved by the Board of Municipal and Zoning Appeals (BMZA) in the IMU-2 zoning district. Baltimore City Code, Art. 32, Tbl 11-301. The IMU-2 zoning district is for industrial buildings that are adjacent to heavier industry. Baltimore City Code, Art. 32, § 11-203(b)(3). Residential uses are prohibited. Baltimore City Code, Art. 32, § 11-203(b)(1)(ii). The IMU districts are often surrounded by residential and non-industrial uses, and act as a transition zone. Baltimore City Code, Art. 32, § 11-203(a)(2).Commercial composting is not permitted in the current OIC zoning of the Bowleys Lane property. Baltimore City Code, Art. 32, Tbl 11-301. See also Baltimore City Code, Art. 32,

§ 14-305 (definition of and requirements for a commercial composting facility). The OIC district "is intended for developments of large office structures, research and development facilities, and light industrial uses." Baltimore City Code, Art. 32, § 11-201(a)(1).

To approve a conditional use the BMZA, or in this case the City Council, must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen "considerations" involving such things as the "nature of the surrounding area and the extent to which the proposed use might impair its present and future development," "the character of the neighborhood," and "the resulting traffic patterns and adequacy of proposed off-street parking." Baltimore City Code, Art. 32, § 5-406(a).

Planning Commission Recommendation

The Eastern Sanitation Yard operated by the Department of Public Works (DPW) is currently located on the Bowleys Lane property. DPW plans to construct a new composting facility, upgrade the existing collection center, and add parking. The current zoning permits its use as a collection center but does not permit commercial composting. The Report states, "[w]hile the transfer station is a light industrial use, the OIC zone tends to lean more towards office and development types of uses." Composting is permitted as a conditional use in the IMU-2 district. The rezoning and conditional use approval for the Bowleys Lane property is necessary to securing a $1 million EPA grant and must be completed by April 2026.

The Planning Department Report ("Report") supports this rezoning based on a mistake in the last comprehensive rezoning in 2017. Prior to 2017 the subject property was zoned R-6 which the Planning Report notes "was an obvious misalignment with the historic land uses in this area." In 2017 the area where this property is located was recognized as industrial in nature. The zoning of the Bowleys Lane property was changed to OIC which was a newly-created zone at the time. The property is bordered by I-1 zoned properties as well as open space. Examples of OIC uses include: the international headquarters of a large corporation, large research and development facilities, and office campuses of substantial size. Baltimore City Code, Art. 32, § 11-201(c). The surrounding I-1 districts are light industrial This district is intended for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses which are low intensity with little to no outside impacts. Baltimore City Code, Art. 32, § 11-204. The Comprehensive Master Plan for Baltimore City adopted in 2024 designates this property as Mixed Use: Predominantly Industrial. Rezoning to the IMU-2 district is more consistent with the property's designation under the current Master Plan than the current OIC district. Industrial Mixed Use districts encourage the reuse of older industrial buildings for light industrial use as well as a variety of non-industrial uses and are often surrounded by residential and other non-industrial uses, or are transition zones between a heavy industrial area and a major road or a less intense use

or district. Baltimore City Code, Art. 32, § 11-203(a). Since the IMU-2 zoning would accommodate all proposed uses for the property it supports "Baltimore's waste diversion and environmental sustainability goals." The Planning Report contains an equity analysis. It is also noted in the Report that the subject property is not subject to an Urban Renewal Plan.

Process

The City Council is required to hold a quasi-judicial public hearing where it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. Md. Code, Land Use Art., § 10-303(b)(1); Baltimore City Code, Art. 32, § 5-601(a). After weighing the evidence presented and submitted into the record before it, the Council is required to make findings of fact for the property about the factors in Section 10-304 of the Land Use Article of the Maryland Code and Section 5-508 of Article 32 of the Baltimore City Code. If, after its investigation of the facts, the Committee makes findings which support: (1) a mistake in the comprehensive zoning or a change in the character of the surrounding neighborhood; and (2) a new zoning classification for the property, it may adopt these findings and the legal requirements for granting the rezoning would be met.

Additionally, certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property and a conditional use approval are deemed "legislative authorizations." Baltimore City Code, Art. 32, § 5-501(2)(ii) and (iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in a conspicuous place on the property and by first-class mail, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned. Baltimore City Code, Art. 32, § 5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address of the property or description of the boundaries of the area affected by the proposed rezoning, and the name of the applicant. Baltimore City Code, Art. 32, § 5- 601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location near the sidewalk or right-of-way for pedestrians and motorists to view, and at least one sign must be visible from each of the property's street frontages. Window mounted signs must be posted inside the window glass. Baltimore City Code, Art., § 5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Baltimore City Code, Art. 32, § 5-601(e), (f); see also Md. Code, Land Use Art., § 10-303 (procedural requirements).

Council Bill 25-0139 is the appropriate method for the City Council to review the facts and determine whether the legal standards for rezoning and a conditional use approval have been met. If the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Sincerely yours,

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Council President Zeke Cohen
Councilmember Mark Parker
Ethan Hasiuk
Shamoyia Gardiner
Nina Themelis
Ty'lor Schnella
Aaron Degraffenreidt
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Desiree Luckey
Ahleah Knapp

BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

25-0139
Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Additional Materials

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 01/23/2026

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WE HEREBY CERTIFY, that the annexed advertisement of Order No 7923249

Sold To:
Dept. of Public Works - CU00558826
200 Holliday St Rm 201
Baltimore,MD 21202-3618

Bill To:
Dept. of Public Works - CU00558826
200 Holliday St Rm 201
Baltimore,MD 21202-3618

Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City and/or Baltimore County on the following dates:

Jan 23, 2026; Jan 25, 2026

The Baltimore Sun Media Group

By Shanna Evans

Subscribed and sworn to before me this 1 day of Feb 20 26,

By Michele Elaine

Notary Public

My commission expires 10/5/27

MICHELE ELAINE GRIESBAUER
NOTARY PUBLIC
Comm. Exp. Oct 5. 2027
Baltimore County
STATE OF MARYLAND

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0139

The Land Use and Transportation Committee of the Baltimore City Council will [illegible] public hearing on City Council Bill No. 25-0139 on February 12, 2026, at 9:00 a.m. in Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Info regarding how the public can participate in the hearing virtually, via Webex, will be on the agenda at https://baltimorecitycouncil.com/Calendar.aspx.

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6201 Bowleys Lane

FOR the purpose of changing the zoning for the property located at 6201 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OS Zoning District to the IMU-2 Zoning District, permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

Applicant: Mathew Garbark – Director [illegible] City Department of Public Works

For more information, contact the Committee staff at (410) 396-1091.
NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

Classified MARKETPLACE

View more classifieds online at baltimoresun.com/classifieds • Place an ad: 410.539.7700 | placeanad.baltimoresun.com

SHERIFF SALE AUCTION

February 4, 2026, at 10:00 a.m.

At Howard County Circuit Courthouse
9250 Judicial Way
Ellicott City, MD 21045

Under and by virtue of a Writ of Execution, issued out of the Circuit Court for Howard County, Case # C-13-JG-24-002626, JACS Solutions v. Rattana Chhay. I have seized and taken execution and will sell at Public Auction the following described real property:

5720 Goldfinch Court, Ellicott City, MD 21043 is described as: 3-Level Townhouse. This three-level townhouse features a stone and siding exterior with a single-car garage and concrete driveway. The front includes a large bay window above the garage and three additional windows. The entryway has two side windows and a transom window above the front door. Property address "5720" is displayed above the door in black.

Being all of the same property as described in a deed dated August 17, 2016, recorded September 8, 2016, among the Land Records of Howard County, MD at Book: 17099, Page: 63, which has the address of **5720 Goldfinch Court, Ellicott City, MD 21043**, and the legal description:

SITUATED IN THE COUNTY OF HOWARD, STATE OF MARYLAND: BEING KNOW [sic] AND DESIGNATED AS LOT NO. 11 AS SHOWN ON THE PLAT ENTITLED "MONTGOMERY TOWNSHIP, LOTS 1 THRU 52" WHICH PLAT IS DULY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN PLAT BOOK M.D.R. NO. 12047, SUBJECT TO ALL EASEMENTS AND OTHER MATTERS SHOWN ON THE AFORESAID PLAT.

TAX ID#: 01-273930.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN BOOK 17099, PAGE 63 OF THE HOWARD COUNTY, MARYLAND RECORDS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE[.]

The property will be sold in 'AS IS" condition and without any warranties, either express or implied, as to the nature, condition or description of the property, and subject to all easements, restrictions, liens and other matters of record and all existing violations, as well as subject to any state of facts that an accurate survey or physical inspection of the property might disclose, if any.

TERMS OF SALE: A deposit of $5,000.00 is required at time of sale, with the balance due 10 days after Ratification of Sale by the Court. The deposit and balance **MUST** be paid by **Certified Check** or **Cashier's Check** payable **ONLY** to the "Sheriff of Howard County". **No cash, personal, or business checks will be accepted for either the deposit or the balance.** To bid, you must have a government photo ID (i.e., Driver's license) and the $5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expense, the Sheriff may declare the deposit forfeited and resell the premises, without a Court Order. The defaulting purchaser will be liable for the costs and expense of both sales. The forfeited deposit, less expenses, will be credited towards the judgment at time of ratification. The sale will be final after ratification from the court.

AUTHORITY: Sheriff Marcus Harris

DEPUTY ASSIGNED: Sergeant Robert Gaskins

AUCTIONEER: Associated Auctioneers & Appraisers, Inc. t/a Gregory's Auctions, 410-489-7200, info@gregorysauctions.com

The Purchaser waives and release the Sheriff of Howard County, the judgement creditor, the Auctioneer(s) and all employees and agents from any and all claims the purchaser and/or its successors and assigns may have or may have related to the condition of the property and including without limitation, expenses, judgements, fines, settlements and other amounts actually and reasonably incurred in connection with any liability, suit, action, loss or damage as a result of Auctioneer's participation in the auction.

4-AA Jan 11, 18, 25 7918414

Baltimore City

Tracy D Thornhill, Proper Person
336 Kendig Dr
Owings Mills, MD 21117-1370
Notice of Appointment Notice to Creditors
Notice to Unknown Heirs to all Persons Interested in the
Estate of (211701) Carl Brandon

Notice is given that TRACY D THORNHILL, 336 Kendig Dr, Owings Mills, MD 21117-1370 was on January 12, 2026 appointed personal representative(s) of the estate of Carl Brandon who died on October 30, 2025 without a will. There was a prior small estate proceeding.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative(s) or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of July, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative(s) or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the Decedent's death, except if the Decedent died before October 1, 1992, nine months from the date of the Decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

TRACY D THORNHILL, PR.
True Test--Copy: **BELINDA K. CONAWAY**,
Register of Wills for Baltimore City,
111 N. Calvert Street, Baltimore, Maryland 21202
4-DDD January 17, 25, 31 7921480

Baltimore City

Emily S Richardson, Proper Person
7111 Park Heights Ave., Unit 509
Baltimore, MD 21215-1699
Notice of Appointment Notice to Creditors
Notice to Unknown Heirs to all Persons Interested in the
Estate of (211718) Deirdre Victoria Graham

Notice is given that EMILY S RICHARDSON, 7111 Park Heights Ave., Unit 509, Baltimore, MD 21215-1699 was on January 14, 2026 appointed personal representative(s) of the estate of Deirdre Victoria Graham who died on October 31, 2025 without a will. There was a prior small estate proceeding.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative(s) or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of July, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative(s) or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the Decedent's death, except if the Decedent died before October 1, 1992, nine months from the date of the Decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

EMILY S RICHARDSON, PR.
True Test--Copy: **BELINDA K. CONAWAY**,
Register of Wills for Baltimore City,
111 N. Calvert Street, Baltimore, Maryland 21202
4-HHH January 17, 25, 31 7921499

Baltimore City

Adam E. Moskowitz, Esq.
7315 Wisconsin Ave., Suite 800 West
Bethesda, MD 20814
Notice of Appointment Notice to Creditors
Notice to Unknown Heirs to all Persons Interested in the
Estate of (211717) George H. Henry

Notice is given that KATHY BULL-HENRY, 1621 Primrose Road, NW, Washington, DC 20012 was on January 14, 2026 appointed personal representative(s) of the estate of George H. Henry who died on October 18, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative(s) or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of July, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative(s) or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the Decedent's death, except if the Decedent died before October 1, 1992, nine months from the date of the Decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

KATHY BULL-HENRY, PR.
True Test--Copy: **BELINDA K. CONAWAY**,
Register of Wills for Baltimore City,
111 N. Calvert Street, Baltimore, Maryland 21202
4-GGG January 17, 25, 31 7921485

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LEGAL NOTICES

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0139

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0139 on February 12, 2026, at 9:00 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.

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

FOR the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date

Applicant: Mathew Garbark – Director Baltimore City Department of Public Works

For more information, contact the Committee Staff at (410) 396-1091.

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

RYAN DORSEY
Chair
Jan 23 & 25 7923249

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ANNOUNCEMENTS/ GREETINGS

▼ COMMUNITY EVENTS

CLOSING PRIVATE PRACTICE Records for past clients treated more than 7 years ago by Diana Livi, LCSW-C in her solo private practice will be destroyed by 6/30/26. Email: dtaylorlivi@gmail.com by 3/1/26 to request a brief treatment summary. Please supply current mailing address.

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TERMS & CONDITIONS Must be 18 or older. $1000 cash equivalent deposit to bid. Prior to entering the auction. Public preview is available Mondays, from noon-4pm. 7120 Dorsey Run Road Elkridge, Md For more information call: 410-796-8899 or you can go to www.Manheim.com for listing of vehicles being offered. PUBLIC WELCOME

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Automotive Technician Supervisor (Towson, MD) Lead diagnostics, repairs, & workflow coordination in a high-volume vehicle service facility. Requires 2 yrs hands-on exp with modern auto systems, ensuring quality control & managing parts sourcing with suppliers & OEMs; HS diploma. $85,592 / yr. Send resume to 6950 Cypress Rd – Ste 214, Plantation, FL 33317 Attn: Hollenshade's Auto Service - Auto Tech

BEHAVIOR ANALYST

Brighter Strides ABA MD LLC (Catonsville, MD) seeks Behavior Analyst to cndct behavioral & functional assessments, dvlp individualized ABA treatment plans, & supervise RBTs in delivering therapy. Collect & analyze data, implmnt behavior strategies, & provide trng & spprt to families & other stakeholders. Reqs: Master's deg in Psychology, Behavior Anlss, Counseling, or rltd field, BACB Certification, & state (MD) Behavior Analyst license. $55,952 - $90,000/yr. Mail CV to Attn. Daniella Yusupov, Brighter Strides ABA MD LLC, 5740 Executive Drive, Catonsville, MD 21228.

CAD AND WEB APPLICATION DEVELOPER

EVAPCO Inc. seeks CAD and Web Application Developer in Taneytown, MD. Req: Bach (US/frgn eqv) in CS or rel field; exp w/ CAD software packages, incl Solid Edge & SolidWorks; exp automating CAD software using built-in APIs (Solid Edge & SolidWorks); profic in web dev using C#, .NET Framework, &JavaScript frameworks such as React, Angular, or Vue.js; exp w/ database mgmt using SQL Server, PostgreSQL & API dev using RESTful services; knowl of ERP systems & data structures for integration across multi platforms; & strong problem-solving & analytical skills w/ ability to work across teams. Slry: $72592-$75000/yr. Email CV to david.hannan@evapco.com.

Carpenter

24 mths. exp. req'd. Local travel to & from job sites. Construct, erect, install, or repair structures and fixtures made of wood and comparable materials. FT. $72,966-$74,000/yr. Mail CV to Eli's Contractors, Inc., 8401 Trumps Hill RD, Upper Marlboro, MD 20772.

Construction Foreman

FT, 40hr/wk. & 24 mths. exp. in job req'd. Local travel to & from job sites daily. Directly coordinate activities of small crew of construction workers & laborers. $88,296-$89,000/yr. Mail CV to RC Contractor, LLC, 3705 Rhode Island AV, Mount Rainier, MD 20712.

CORPORATE COUNSEL

(Baltimore, MD): Perform legal work related to intellectual property, direct selling compliance, and ADA; supervise staff counsel. Salary: $150,454–$203,555/year.JD or foreign equiv, law license + 2 years exp. Apply to jobs@medifastinc.com. Jason Pharmaceuticals,Inc

FOOD PREPARATION WORKER

(Multiple Openings) 40hrs/wk. Var OT. Help cook in preparing food by washing, peeling, cutting & seeding veg. & fruits. Clean, cut & grind meats, poultry & seafood. Clean work area. No Exp., Training or Education req'd, Submit resumes to: Spice N Dice, 1220A E Joppa Road, #106, Towson, MD 21286.

FOOD SERVICE

Cook and prepare chinese dishes and specialty dishes Min. 2 yrs exp. 40 hr week. $19.60 per hr. Call Mr Tien 410-739-8354

GDS IPEX SENIOR PRODUCT OWNER

T. Rowe Price Associates, Inc. seeks a GDS IPEx Senior Product Owner in Baltimore, MD to dev. & guide exec. of strategic roadmap to sup. enterprise capabilities for investment prod. exp. Req: Master's degree in Bus, Fin. or rel. quant. Field & 5 yrs exp. in Fin. Serv. ind. driving strategic discovery & definition efforts, analyzing user & market res. results & dev. bus. cases influenced by stakeholder/SME/research inputs. 5 yrs exp. w/dev., mngmnt & delivery of dig. product roadmaps & complex dig. initiatives, & exp. working w/content & data mngmnt systms. 5 yrs exp. managing complex data sets, data display, &/or complex data visualization challenges. Wage: $128,981 – $209,000/year. Ben: Comp. compensation; annual bonus eligibility; retirement plan; health & wellness benefits, incl. online therapy; PTO for vacation, illness, med. appts, & volunteering days; family care resources, incl. fertility & adoption benefits. Visit www.troweprice.com, "careers", search for Job# 79785 & click "Apply Now."

LEAD BIOMEDICAL ENGINEER (MULTI OPENINGS)

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Salary: $83,075
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MEDICAL EQUIPMENT PLANNER

(Linthicum, La Plata, Baltimore, Easton & Towson, MD): Provide expertise in planning & specification of medical equipment for large-scale projects involving multi-disciplinary & diverse healthcare facilities. Bachelor's in Biomedical Equipment Tech, Biomedical Eng, or closely related field + 3 yrs exp. 10% regional travel to other UMMS locations. $115,000-$135,000 + benefits (health ins, PTO, retirement plan, etc.) Apply to jordan.jablonski@umm.edu, University of Maryland Medical System.

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International Software Systems Inc has multiple openings to work in Greenbelt, MD and/or various unanticipated client sites throughout U.S. Must be willing to travel and/or relocate:

(1) Software Developer: Develop apps. Lead dev of apps with React. Work w/advance scripting stack including JavaScript, JQuery, React JS, Node JS, JSON, RESTful API. Use NodeJS frameworks to mock a Restful API. Write NodeJS unit test cases.

(2) Data Warehouse Developer: implement physical Oracle data warehouse & database systems. Work hands on with PL/SQL, Java scripting, SQL*Plus, SQL*Loader, Unix shell scripting. Troubleshoot, debug PL/SQL packages.

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Multiple IT Positions with Acetech Group Corporation, headquartered in Columbia, Maryland. Involves: programming, software development designing, developing, maintaining & modifying computer software & computer systems - The following 6 position titles ranges from level I-III. Software Developer, .NET Developer, Java Developer, BI Developer, Software Engineer and Solutions Architect. Level I req: BS in CS or rel. analytical or quantitative fld. Level II req: BS in CS or rel. quant. or analytical fld & 2 yrs exp. in offrd pos. or related exp. pos. Level III req: MS in CS or rel. analytical or quant. fld OR a BS in CS or rel. analytical or quant. fld & 5 yrs exp. in offrd pos. or related exp . Acceptable. fields of study: CS, CIS, Comp. App, Engg, (including EE, Software, Communications, Comp., Civil, Mech., & Indust. Engg, Bus. Admin, Acct., Finance, Management, Math, Physics, Commerce, Statistics, Tech, Wireless Comm, Telecomm. & Info. Systems.salaries range from $138,549.00-$180,149.00 ** All positions require unanticipated nationwide travel/relocation to various client/project sites so job locations may change. forward/reply w/resume to: hr@acetech.group

SENIOR ANALYSTS

Bethesda, MD: Econometric modeling of stock price performance based on filed securities claims for alleged violations of the U.S. Federal Securities Law. Statistical & econometric coding for aggregate trend & accumulation analysis and reporting. Computer science development to support backtesting analysis & reporting. Database querying using SQL query language for data analysis. Econometric analysis on a bespoke basis to support analytical enhancement. Salary: $93,434 - $100,000 / year. Benefits: healthcare, wellness benefit and continuing education benefits. Send res to: SAR, LLC at stephen@sarlit.com.

Senior Data Engineer, AI

Constellation Energy Generation LLC seeks Senior Data Engineer, AI in Baltimore, MD to dsgn & implmnt scalable cloud data pipelines to supp. adv. anlytcs initiatives; automate project setup & data ingestion frameworks to accelerate delivery timelines & streamline data onboarding processes; est. & enforce data governance, qual., & security standards across mult. projects to ensure consistency & compliance; build reusable platform assets & logging framewrks to enhance diagnostics & op. visibility; standardize & migrate critical AI/ML projects while driving DevOps best practices & mnging seamless release deplymnts; collab. w/ AI teams to ensure data infrastructure is optimized for training & dplyng machine learning models at scale; enable real-time data avail. for AI-powered apps by integrating streaming data pipelines w/ model inference wrkflows; supp. experimentation & model iteration by ensuring high-qual., well-governed datasets are readily accessible for data scientists & ML engineers. Reqs U.S. or foreign equiv. Bach.'s deg. in Comp. Sci., Electronics Engr., or rel. field + 5 yrs of exp. architecting & constructing data models, data structures, & processes tailored for data acquisition, manipulation, anlytcs, & migration, leading end-to-end project archt., dsgn, & dvlpmnt data migration & data warehousing projects, integrating AI for enhanced anlytcs, & implmnting machine learning solutions using ETL, MSBI (SSIS, SSRS), ADF, Databricks, SQL, Python, C#, Power BI, Power Automate, Azure DevOps, Azure Data servs. Telecomm. from anywhere w/in mainland U.S. is perm. w/ periodic visits to Constellation's headquarters office in Balt, MD req. Salary range from $159,744 to $186,000. Reply by email w/ resume to jobpostings@constellation.com. Constellation offers a wide range of benefits & rewards to help our employees thrive prof. & personally & to supp. employees & their families, incl. a bonus program, 401(k) w/ co. match, employee stock purchase program; comprehensive medical, dental & vision benefits, a robust wellness program; paid time off for vacation, holidays, & sick days; & much more.

Senior Software Engineer – Motor Controls

Stanley Black & Decker, Inc seeks Senior Software Engineer – Motor Controls to develop firmware for hardware peripherals including developing application firmware for the product. Bachelor degree (or equiv) in Electronics Engineering, Computer Science, Civil Engineering or related and 2 years of experience in firmware development. Will also accept a masters degree in the same and no experience. A full range of benefits, dependent on the position offered. Job HQ in Towson, MD w/hybrid WFH. Salary: $122,013 to $126,500. Resumes to Kathleen.Vassalotti@sbdinc.com.

SOLAR INSTALLER/CREW

HS dipl/frgn equiv req. Assemble, install & maintain PV systems incl panels, racking & elec comps. Meas/cut/assemble supports; secure modules to roofs/surfaces. Asst basic wiring/grounding under licensed elec. Use hand/pwr tools; keep clean worksite; perf troubleshoot/testing; travel to unanticipated sites. $45,656/yr. Mail CV to Lumina Solar Inc, 3600 Commerce Dr, Ste 601, Halethorpe, MD 21227.

SR. PEGA SYSTEMS ARCHITECT

Use Pega app development, Pega integration, Pega data modeling, SQL skills to improve systems & workflows. F/T. Leidos, Inc. Windsor Mill, MD. Hybrid/office/home. $181k-$200k/yr. Benefits: https://www.leidos.com/careers/pay-benefits. CV to jigar.m.modi@leidos.com & ref. #6820. Principals only. No calls/visa sponsorship.

TRANSPORTATION INFRASTRUCTURE ENGINEER

Baltimore, MD. Supp planning, evaluation & dev of transportation infrastructure, including culverts, short-span bridges, retaining walls & drainage structures; assist structural design & rehab transportion structures using LEAP Bridge and MERLIN-DASH to dev calculations & plans; perform load rating analyses of structures using LARS Bridge; prep layout, plans & designs; produce CAD drawings & detail w/ MicroStation V8; conduct visual structural evals & measurements of existing structures & make recommendations; collab w/ field teams to addr challenges & adapt solutions; prov tech'l supp for structural layouts in projects, & contribute to project coordination across teams. Req Bachelor's in Civil Eng (or foreign equiv) + 2 yrs exp as Transportation Infrastructure Engineer or related position in design/analysis of transportation infrastructure. Must be proficient in AutoCAD, LEAP Bridge, MERLIN-DASH, LARS Bridge & MicroStation V8. Work loc Baltimore, MD; FT 8am to 5pm. Annual salary $87,360. Email resume to JLN Construction Services, LLC, Nnamdi Iwuoha: niwuoha@avalon-jln.com.

UPPER SCHOOL SPANISH TEACHER

Set goals for lessons & projects for upper school (high school) students, prepare materials & classrooms in accordance w/ACTFL world-readiness criteria, & teach using a variety of techniques that emphasize the cultures connected to Spanish speakers. Enforce behavior guidelines, modify teaching strategies to fit student req., & comm. w/parents & guardians about their development & the resources they require. Create thorough course obj. & outlines that follow the curricular criteria of St. Paul's Schools. Req: Bach. Deg. in Teaching, Spanish, or a closely related discipline. Must be fluent in Spanish & have exp. working with high school students. Foreign degree equivalency is acceptable. Any suitable combination of education, training, or related exp. is acceptable to meet these req. Salary: $55,500/year. Standard company benefits. Cover letter, resume & list of references to Shannon Duckett, Executive Director of HR, @ sduckett@stpaulsmd.org. Job Location: The St. Paul's Schools, 11232 Falls Rd, Brooklandville, MD 21022