

NINTH DAY

FIRST COUNCILMANIC YEAR - SESSION OF 2024-2028

JOURNAL

CITY COUNCIL OF BALTIMORE

April 28, 2025

Rev. Dr. R.J. Chandler Sr., Freedom Temple African Methodist Episcopal Zion Church, delivered an opening prayer.

Led by Marine veteran, Councilmember Zac Blanchard, the President and members of the Council recited the Pledge of Allegiance to the Flag.

The City Council of Baltimore met pursuant to adjournment. Present: Zeke Cohen, President, and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos

JOURNAL APPROVED

The Journal of April 7, 2025 was read and approved.

COMMUNICATIONS FROM THE MAYOR

OFFICE OF THE MAYOR

EXECUTIVE NOMINATIONS

BELLAGRACE LUCIENNE ANNIBAL, as a Member of the Baltimore City Youth Commission.

MADISON HOPE, as a Member of the Baltimore City Youth Commission.

KELAYA AMIARA FLANIGAN, as a Member of the Baltimore City Youth Commission.

STEPHANE SUMMER OGLE, as a Member of the Baltimore City Youth Commission.

TALIA BRIDGETTE THOMAS, as a Member of the Baltimore City Youth Commission.

CHRISTIAN ATO, as a Member of the Baltimore City Youth Commission.

TREVOR WHITE, as a Member of the Baltimore City Youth Commission.

GABRIEL CAYDEN FREEMAN, as a Member of the Baltimore City Youth Commission.

JOCELYN ZAMORA ROJAS, as a Member of the Baltimore City Youth Commission.

VERNON BECKFORD, as a Member of the Baltimore City Youth Commission.

NOAH STEVENSON, as a Member of the Baltimore City Youth Commission.

CURTIS CEDRIC JOHNSON, JR., as a Member of the Baltimore City Youth Commission.

DYONA NICOLE PRYOR, as a Member of the Baltimore City Youth Commission.

INTRODUCTION AND READ FIRST TIME

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

Bill No. 25-0059 - By Councilmember Gray

Cosponsored by: President Cohen and Councilmembers Dorsey, Conway, Middleton, Bullock, Porter, Blanchard, Jones, Ramos, Parker, Torrence, and Glover

An Ordinance permitting a vacant building receiver to offer the property for sale to the Mayor and City Council of Baltimore City, if the property fails to sell at public auction; and providing certain limitations on the sale price.

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

Bill No. 25-0020R - By Councilmember Porter

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Gray, Blanchard, Jones, and Ramos

A Resolution inviting representatives from the Mayor's Office, the Baltimore City Health Department, the Baltimore Police Department, the Baltimore City Public School System, the Mayor's Office of Homeless Services, the Mayor's Office of Employment Development, the Mayor's Office of LGBTQ Affairs, the Baltimore City Office of Equity and Civil Rights, the Office of the State's Attorney for Baltimore City, the Baltimore City Department of Social Services, the Maryland Department of Health, and Behavioral Health System Baltimore to update the Council on services provided to, and the general well being of, gay men in Baltimore.

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

Bill No. 25-0021R - By Councilmember Porter

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Gray, Blanchard, Jones, and Ramos

A Resolution inviting representatives from the Mayor's Office, the Baltimore City Health Department, the Baltimore Police Department, the Baltimore City Public School System, the Mayor's Office of Homeless Services, the Mayor's Office of Employment Development, the Mayor's Office of LGBTQ Affairs, the Baltimore City Office of Equity and Civil Rights, the Office of the State's Attorney for Baltimore City, the Baltimore City Department of Social Services, the Maryland Department of Health, and Behavioral Health System Baltimore to update the Council on services provided to, and the general well being of, lesbian women in Baltimore.

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

Bill No. 25-0022R - By Councilmember Gray

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Middleton, Bullock, Porter, Blanchard, Jones, and Ramos

A Resolution inviting representatives from the Baltimore City Police Department, the Office of the State's Attorney for Baltimore City, including the Juvenile Division, the Maryland Department of Juvenile Services, the Maryland Department of Human Services, including Child Protective Services, Black and Missing, and other relevant stakeholders to brief the City Council regarding policies and procedures pertaining to incidents of missing persons; and requesting data concerning such incidents as well as data regarding staffing and turnover, including Baltimore City Police Department Missing Persons Unit data and district-specific data, for the past 5 years.

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

Bill No. 25-0024R - By Councilmember Conway

Cosponsored by: President Cohen and Councilmembers Parker, Gray, Bullock, Blanchard, Jones, Ramos, and Schleifer

A Resolution inviting representatives from the Baltimore Gas and Electric Company ("BGE") and the Maryland Public Service Commission ("PSC") to appear before the City Council to provide testimony and documentation regarding oversight failures in BGE gas infrastructure inspections.

The bill was read the first time and referred to the Committee on Legislative Investigations.

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

Bill No. 25-0018R - By Councilmember Torrence

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Middleton, Gray, Bullock, Porter, Blanchard, Jones, Ramos, Schleifer, and Glover

Introduced
(Read and adopted)

Celebrating Second Chance Month

FOR the purpose of recognizing April as Second Chance Month in Baltimore City; encouraging City agencies, employers, community organizations, and residents to support efforts that eliminate barriers to individuals reentering the community following incarceration and to promote the full inclusion of returning citizens in all aspects of society.

Recitals

WHEREAS, each year, thousands of individuals return to Baltimore City from incarceration, seeking opportunities to rebuild their lives, contribute towards the well-being of their families, and strengthen their communities.

WHEREAS, individuals with criminal records face significant barriers to employment, housing, education, and civic engagement, which often hinders their successful reintegration into the City.

WHEREAS, the City of Baltimore recognizes that providing second chances to returning citizens promotes public safety, economic growth, and family stability, while also reducing recidivism and strengthening neighborhoods.

WHEREAS, the federal government, advocacy organizations, faith communities, and local governments across the country recognize April as Second Chance Month, a time to raise awareness about the challenges faced by returning citizens and to promote policies and programs – that remove barriers to successful reentry.

WHEREAS, Baltimore City has taken significant steps toward improving reentry opportunities, including the establishment of the Office of Returning Citizens, investments in job training and workforce development programs, and legislative efforts to reduce discrimination against individuals with past convictions.

WHEREAS, the City recognizes that successful reentry requires holistic supports – including stable housing, employment, family unification, and access to mental and physical health care – to ensure that returning citizens can rebuild their lives and contribute meaningfully to their communities.

WHEREAS, supporting Second Chance Month aligns with the City’s ongoing commitment to criminal justice reform, racial equity, and inclusive economic development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City Council recognizes April as Second Chance Month in Baltimore City and encourages City agencies, employers, community organizations, and residents to support efforts that eliminate barriers to individuals reentering the community following incarceration and to promote the full inclusion of returning citizens in all aspects of society.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the Director of the Office of Returning Citizens, the Baltimore City Delegation to the Maryland General Assembly, and the Mayor’s Legislative Liaison to the City Council.

Councilmember Torrence made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Torrence made a motion that the Resolution be adopted.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution “Adopted”.

Bill No. 25-0019R - By Councilmember Schleifer

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Middleton, Gray, Bullock, Porter, Blanchard, Jones, Ramos, Torrence, and Glover

Introduced

(Read and adopted)

Recognizing May as Jewish American Heritage Month

FOR the purpose of recognizing May as Jewish American Heritage Month in Baltimore City and celebrating the significant contributions of the Jewish community to American culture, history, science, government, and beyond.

Recitals

WHEREAS, in 2006, as the result of a concerted effort by American Jewish leaders, President George W. Bush proclaimed May as Jewish American Heritage Month.

WHEREAS, for centuries, Baltimore has had one of the United States’ largest and most vibrant Jewish communities, and Baltimore is proud to honor the legacy and achievements of the generations of Jewish citizens who have called our City home.

WHEREAS, the City Council recognizes the resilience of the Jewish community in the face of great adversity and celebrates the countless ways Jewish Americans have strengthened our nation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the Baltimore City Council recognizes May as Jewish American Heritage Month and celebrates the significant contributions of the Jewish community to American culture, history, science, government, and beyond.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Faith Outreach Team in the Mayor's Office of Community Affairs and the Mayor's Legislative Liaison to the City Council.

Councilmember Schleifer made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Schleifer made a motion that the Resolution be adopted.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution "Adopted".

Bill No. 25-0023R - By Councilmember Jones

Cosponsored by: President Cohen and Councilmembers Parker, Conway, Middleton, Gray, Bullock, Porter, Blanchard, Ramos, Schleifer, Torrence, and Glover

Introduced
(Read and adopted)

Workers' Memorial Day

FOR the purpose of recognizing April 28th as Workers' Memorial Day.

Recitals

WHEREAS, on April 28, 2025, the American Federation of Labor and Congress of Industrial Organizations ("AFL-CIO") along with labor unions around the world will observe Workers' Memorial Day.

WHEREAS, this day has been set aside each year since 1989 to honor and remember workers killed or injured on the job, and for policymakers and advocates to recommit to the fight for safe and healthful workplaces for all.

WHEREAS, the Occupational Safety and Health Administration ("OSHA") was created on April 28, 1971 and the country has made great strides towards protecting workers in the years since; however, in 2023 the U.S. Bureau of Labor Statistics reported that 5,283 workers were killed on the job and a reported 2.6 million occupational injuries and illnesses occurred.

WHEREAS, the current President and his administration are dismantling agencies that oversee workplace safety.

WHEREAS, the theme for this year's Workers' Memorial Day is "Fight for Our Lives: Safe Jobs Now!".

WHEREAS, the AFL-CIO, workers, unions, and their allies will use this Workers' Memorial Day to: (1) defend safety and health protections and workers' rights and promote more effective standards as well as OSHA and Maryland Occupational Safety and Health ("MOSH") enforcement; (2) demand employers' accurate record-keeping and transparency; (3) increase attention to safety and health of workers of color and immigrants who are at a much greater risk of death and injury; (4) ensure workers' right to have a voice on the job and to freely choose to form a union; and (5) demand higher wages for workers.

WHEREAS, the City Council hereby joins the Metropolitan Baltimore Council of AFL-CIO Unions in observing April 28 of each year as Workers' Memorial Day, remembers those who have suffered and died on the job, and supports the AFL-CIO's ongoing efforts to protect workers from injury, death, and unsafe working conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City Council commits the City of Baltimore to act as a model employer by:

- (1) dutifully and faithfully upholding all federal, State, and local workplace safety laws and regulations to maintain safe and healthy workplaces for public and private employees in the City;
- (2) negotiating in good faith with the exclusive representatives of City employees and supporting workplace safety and health initiatives;
- (3) proactively seeking educational and consultative services from MOSH to create safe and healthy workplaces at City worksites;
- (4) creating and promoting a workplace culture that values workplace safety first, and where employees may report occupational safety and health concerns without fear of retaliation; and
- (5) continuously reviewing workplace safety and health data and reflecting upon how workplace safety and health may be improved by the City.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Metropolitan Baltimore Council of AFL-CIO Unions, the Mayor, the City Administrator, and the Mayor's Legislative Liaison to the City Council.

Councilmember Jones made a motion that the Rules be suspended.

Journal of the City Council

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Jones made a motion that the Resolution be adopted.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution "Adopted".

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115, 0116, 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128, 0129, 0130, 0131, AND 0132 ADOPTED UNDER RULE 3-9.

The resolutions were read.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 15.

Nays - 0.

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

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

COMMITTEE REPORTS**BILL NO. 25-0021 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 25-0021 favorably.

An Ordinance changing the zoning for the property known as 3221 Frederick Avenue (Block 2123A, Lot 002), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

Findings of Fact

**City Council Bill No. 25-0021
Rezoning – 3221 Frederick Avenue**

Upon finding as follows with regard to:

- (1) Population changes;

The area has seen a decrease in population between the 2010 & 2020 census.

- (2) The availability of public facilities;

The area is well served by public facilities.

- (3) Present and future transportation patterns;

This change may create some additional traffic depending on the use of the site.

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

This change would not be in conflict as there is not currently any other plans for the area.

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

City Solicitor	Approved for form & sufficiency
Dept. of Housing & Community Development	Favorable
Dept of Finance	Defers to Planning
Dept of Planning/ Planning Commission	Favorable
Baltimore Development Corporation	Favorable

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

This rezoning will not impact any relevant or currently proposed plan.

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

The area around the property currently includes industrial, commercial, and open space.

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

The surrounding areas are zoned C-2, R-6, & I-1.

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

This zoning district is consistent with the use of the property for industrial use for the last 150 years.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

There has been no development in the area in recent years.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning;

The sale and relocation of the property's long-term industrial owner, as well as the long-term vacancy of the property as a result, represents a substantial change in the community.

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect;

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission's report, dated March 17, 2025

[X] Testimony presented at the Committee hearing

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development

Gabe Stuart-Sikowitz – Department of Finance

Ty’lor Schnella – Mayor’s Office of Government Relations

Eric Tiso - Department of Planning

Jeff Hochstetler – Department of Law

Tom Wellington – Baltimore Development Corporation

Written – Submitted by:

Planning Department Staff Report – Dated March 13, 2025

Baltimore Development Corporation Report – Dated February 20, 2025

Department of Finance – April 8, 2025

Law Department, Agency Report – Dated April 7 2025

Department of Housing and Community Development, Agency Report – Dated March 21, 2025

Land Use and Transportation Committee:

Ryan Dorsey, Chair

Phylicia Porter

Paris Gray

John Bullock

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0022 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0022 favorably.

An Ordinance granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

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

Findings of Fact

City Council Bill No. 25-0022

Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street

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

Rowhome dwellings are permitted in the R-8 district and staff finds that this 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:

The use is permitted by the R-8 district and would not conflict with any Urban Renewal Plan.

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

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

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

Use of this property as a single dwelling will not create in the community with a negative impact on public health, safety, or welfare.

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

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

The proposed site is a corner lot in an R-8 zoning district, where building heights between 35 feet and 45 feet are allowed if the lot is bordered by street rights-of-way that are both at least 30 feet wide. That is the case here with both Bayard and Sargeant.

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

The height will allow for a three-story rowhouse to be built on these lots. It will have no impact on traffic patterns or 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;

This corner of Pigtown is fully developed by century-old single-family rowhouses. Approval of this conditional use will have no adverse impact on present or future development.

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

There is reasonable proximity of other dwellings and places of public gathering.

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

There is adequate accessibility for emergency vehicles.

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

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

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

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

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

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

- (9) the character of the neighborhood;

This property is located in the Pigtown neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.

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

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring

vacant properties. This conditional use will assist in the restoration of a vacant property in Pigtown.

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

The proposed use is not prevented or limited by the Washington Village Urban Renewal Plan which is applicable to the property.

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

The proposed use requires variances from the bulk and yard regulations.

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

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

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

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

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

City Council Bill No. 22-0325

1121 Bayard Street

Variance for: Yard Requirements

Threshold Question:

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

Hardship or Practical Difficulty:

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

(check all that apply to evidence consideration)

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

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

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

and finds either that:

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

or that:

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

The property at 1121 Bayard has hardship resulting from its shallow depth of 60 feet, which creates a practical difficulty in meeting the required 20-foot rear-yard setback. If the required setback were provided, the dwelling would be limited to only 40 feet in length, making it shorter than typical homes on the block. Allowing full use of the lot provides space for a side-loading garage, which is necessary to meet the off-street parking requirement due to the lack of rear alley access for off-street parking. An abandoned curb cut already exists on this portion of Sargeant Street.

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

Journal of the City Council**City Council Bill No. 25-0022****1121 Bayard Street****Variance for: Bulk Requirements****Threshold Question:**

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

Hardship or Practical Difficulty:

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

(check all that apply to evidence consideration)

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

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

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

and finds either that:

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

or that:

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

The property at 1121 Bayard has hardship resulting from its shallow depth of 60 feet, which creates a practical difficulty in meeting the required 20-foot rear-yard setback. If the required setback were provided, the dwelling would be limited to only 40 feet in length, making it shorter than typical homes on the block. Allowing full use of the lot provides space for a side-loading garage, which is necessary to meet the off-street parking requirement due to the lack of rear alley access for off-street parking. An abandoned curb cut already exists on this portion of Sargeant Street.

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

City Council Bill No. 22-0325

466 Hornel Street

Variance for: Gross Floor Area per Unit Type Requirements

Threshold Question:

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

Hardship or Practical Difficulty:

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

(check all that apply to evidence consideration)

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

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

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

*and finds **either** that:*

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

or that:

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

There is a practical difficulty with complying with the gross floor area per unit type requirements in the Zoning Code that has not been caused by the action or inaction of any person with a present interest in this property. Floor plans provided by the owner propose creation of a two-bedroom dwelling unit on the first-floor level, and a two-bedroom unit on the second-floor level, of existing the structure. A two-bedroom dwelling unit requires 1,000 square feet of gross floor area. The first floor and second floor levels each provide approximately 800 square feet of gross floor area.

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

Source of Findings:

(check all that apply)

☒ Planning Report – dated February 28, 2025 including the Department of Planning Staff Report, dated February 27, 2025

☒ Testimony presented at the Committee hearing:

☒ Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development

☒ Written – Authors' Names:

Department of Transportation, Agency Report – Dated March 10 2025
Department of Public Works, Agency Report -Dated February 19, 2025
Law Department, Agency Report – Dated March 11, 2025
Department of Housing and Community Development, Agency Report – March 12, 2025
Fire Department, Agency Report – Dated March 13, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0023 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 25-0023 favorably.

An Ordinance changing the zoning for the property known as 3200 Lily Avenue (Block 7566, Lot 035), as outlined in red on the accompanying plat, from the R-4 Zoning District to the I-1 Zoning District.

Findings of Fact

**City Council Bill No. 25-0023
Rezoning – 3200 Lily Avenue**

Upon finding as follows with regard to:

(1) Population changes;

The area has seen an increase in population between the 2010 & 2020 censuses of 339 persons.

(2) The availability of public facilities;

The area is well served by public facilities.

(3) Present and future transportation patterns:

This change should not impact the traffic patterns.

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

This change would not be in conflict as there is not currently any other plans for the area.

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

City Solicitor	Approved for form & sufficiency
Dept. of Housing & Community Development	Favorable
Dept of Finance	Defers to planning
Dept of Planning/ Planning Commission	Favorable
Baltimore Development Corporation	Favorable

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

This rezoning will not impact any relevant or currently proposed plan.

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

The area around the property currently includes industrial, commercial, and open space.

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

The surrounding areas are zoned R-4, & I-1.

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

This zoning district is consistent with the use of the property for industrial use for the last several decades.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

This portion of Cherry Hill has been developed for industrial use and has not seen any significant changes since the most recent comprehensive rezoning.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning;

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect;

Lowry proffers that a mistake was made with regard to this property during the comprehensive rezoning process known as Transform Baltimore. Prior to Transform, 3200 Lily Avenue was zoned M-1-1. Storage facilities such as this one were permitted in M-1-1 zones. The property was part of an extensive M-1-1 zoning district that stretched westbound from 3200 Lily Avenue and also across Patapsco Avenue, up to the B&O Railroad tracks.

Transform kept much of that industrial zoning in place, but the new map rezoned 3200 Lily Avenue to R-4, likely in an effort to align the residential zoning with the other properties on Lily Avenue, each improved by single-family homes. (Those homes are zoned R-3.) A quick look at a Zoning map shows that 3200 Lily Avenue is the only non-residential property in the area to be caught within a residential zone.

SOURCE OF FINDINGS (Check all that apply):

- [X] Planning Report – Planning Commission's report, dated March 17, 2025
- [X] Testimony presented at the Committee hearing
- [X] Findings of Applicant – adopted by committee on April 24, 2025

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development
 Gabe Stuart-Sikowitz – Department of Finance
 Ty'lor Schnella – Mayor's Office of Government Relations
 Eric Tiso - Department of Planning
 Michelle Toth – Department of Law
 Tom Wellington – Baltimore Development Corporation

Written – Submitted by:

Planning Department Staff Report – Dated March 13, 2025
 Baltimore Development Corporation Report – Dated February 18, 2025
 Department of Finance – April 8, 2025
 Law Department, Agency Report – Dated April 8, 2025
 Department of Housing and Community Development, Agency Report – Dated March 21, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
John Bullock

Findings of Fact adopted.

Favorable report adopted.

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

THIRD READING

The President laid before the City Council:

BILL NO. 25-0006 - An Ordinance amending provisions of the Baltimore City Zoning Code relating to variances to conform to relevant State law; making modifications to the process of granting variances; clarifying provisions of the Zoning Code relating to nonconforming structures; and generally relating to the zoning and land use laws of the City of Baltimore.

It was read the third time.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 15.

Nays - 0.

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

COMMITTEE REPORTS

**BILL NO. 25-0013 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Porter, for the Public Health and Environment Committee, reported Bill No. 25-0013 favorably, with amendments.

An Ordinance addressing disparities in child health care by expanding access to comprehensive health services for children across Baltimore City, including well-child preventive care and vaccines, family planning services, and dental services; providing for a referral to a vision or mental and behavioral health specialist at the written request of a specified individual; requiring, without prior approval, mandatory follow-up care for any positive or abnormal health screening; defining certain terms; generally relating to expanding access to health care for City students in school health centers and health suites; and providing for a special effective date.

Committee Amendments to City Council Bill No. 25-0013

Amendment No. 1

On page 1, in line 3, strike “expanding” and substitute “allowing expanded”; and, on that same page, in line 5, strike “providing” and substitute “allowing”; and on that same page, in line 7, strike “requiring, without prior approval, mandatory” and substitute “allowing”; on that same page, in line 8 strike “expanding” and substitute “allowing expanded”; on page 2, before line 6, insert “(A) IN GENERAL.”; and, on that same page, in line 6, strike “(A)”; and, on page 5, in line 26, strike “SHALL” and substitute “MAY”; and, on page 6, in line 5, strike “THE LISTED SERVICES SHALL” and substitute “THE SERVICES LISTED IN SUBSECTION (A) OF THIS SECTION MAY”; and, on that same page, in line 8, strike “MANDATORY FOLLOW-UP” and substitute “FOLLOW-UP”; and, on that same page, in lines 11 and 19, in each instance, strike “SHALL” and substitute “MAY”; and, on that same page, in line 27, before “DEPARTMENT” insert “HEALTH”; and, on that same page, strike beginning with “OF” in line 28 down through and including “OF” in line 29 and substitute “MAY ADOPT RULES AND REGULATIONS TO CARRY OUT”.

Amendment No. 2

On page 2, strike in its entirety line 31; and on page 3, strike in their entirety lines 1 through 3 and substitute:

“(2) THE PROCESS OF ATTEMPTING TO ASCERTAIN IF THE RECOMMENDED SERVICES
HAVE BEEN OBTAINED.”;

and, on page 4, strike in its entirety line 16; and, on that same page, in lines 17, 18, 19, and 20, strike “(5)”, “(6)”, “(7)”, and “(8)”, respectively, and substitute “(4)”, “(5)”, “(6)”, and

“(7)”, respectively; and, on that same page, strike in their entirety lines 21 through 24; and, on page 5, in line 1, strike “(M)” and substitute “(L)”; and, on that same page, strike in their entirety lines 9 through 12; and, on that same page, in line 13, strike “(O)” and substitute “(M)”; and, on that same page, strike in their entirety lines 19 through 23.

Amendment No. 3

On page 5, in line 26, strike “SHALL” and substitute “MAY”; and, on that same page, in lines 26 and 27, strike “SCHOOL HEALTH SUITE OR”; and, on page 6, in line 2, strike beginning with “GUARDIAN” down through and including “PROFESSIONAL.” in line 3, and substitute “GUARDIAN.”; and, on that same page, strike in their entirety lines 4 through 7.

Amendment No. 4

On page 6, in line 8, strike “MANDATORY FOLLOW-UP” and substitute “FOLLOW-UP”; and, on that same page, strike in their entirety lines 10 through 16 and substitute:

“FOR ANY POSITIVE OR ABNORMAL EPSDT SCREENING OF A STUDENT, THE SCHOOL HEALTH PROFESSIONAL THAT PERFORMED THE SCREENING SHALL COMMUNICATE THE NEED FOR FOLLOW-UP CARE, AS APPROPRIATE AND IN ACCORDANCE WITH ALL LAWS RELATED TO MINOR CONSENT, TO EITHER OR BOTH OF:

(1) THE STUDENT; OR

(2) THE STUDENT’S PARENT OR GUARDIAN.”;

and, on that same page, strike in their entirety lines 18 through 24 and substitute:

“IF A SCHOOL HEALTH SERVICES PROFESSIONAL DETERMINES THAT AN ADDITIONAL SCREENING OR HEALTH CHECK-UP IS NECESSARY FOR A STUDENT, THE PROFESSIONAL SHALL MAKE A RECOMMENDATION FOR AN ADDITIONAL SCREENING OR HEALTH CHECK-UP TO THE STUDENT OR THE STUDENT’S PARENT OR GUARDIAN, AS APPROPRIATE.”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

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

**BILL NO. 25-0035 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Porter, for the Public Health and Environment Committee, reported Bill No. 25-0035 favorably, with amendments.

An Ordinance clarifying and conforming certain provisions related to the enforcement of the prohibition of gas-powered debris removal equipment.

Committee Amendments to City Council Bill No. 25-0035

Amendment No. 1

On page 3, in line 16, strike “MAY” and substitute “SHALL”; and, on page 4, in line 10, strike “person” and substitute “PERSON, INDIVIDUAL, CONTRACTOR, OR SUBCONTRACTOR”.

The amendments were read and the roll was called on adoption of the amendments, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - Councilmembers Schleifer and Glover - Total 2.

The amendments were adopted.

The roll was called on adoption of the favorable report as amended, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 12.

Nays - Councilmembers Schleifer and Glover - Total 2.

Abstain - Councilmember Conway - Total 1.

Favorable report, as amended, adopted.

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

ADJOURNMENT

President Cohen adjourned the City Council to next meet on Monday, May 12, 2025, at 5:00 p.m.

Consent Calendar

CR0105 VP Middleton

A Baltimore City Council Resolution congratulating Delnora L. Kelly in recognition of their 51 years of dedicated service to the Social Security Administration.

CR0106 Torrence

A Baltimore City Council Resolution congratulating Delores Smith, Ms. “Cookie” Reid, Sophia McMurray, Willie Mae Turner, and Malinda Garland in recognition of their committed service to the Druid Heights Community and their support of the Druid Heights Community Development Corporation.

CR0107 President Cohen and all Members

A Baltimore City Council Resolution on the death of Brenda Wiley, July 29, 1954 - April 1, 2025.

CR0108 President Cohen and all Members

A Baltimore City Council Resolution congratulating Rev. Donald L. Wright, Jr. in recognition of becoming the Pastor of the Mt. Ararat Baptist Church.

CR0109 Jones

A Baltimore City Council Resolution congratulating Rachel Holmes in recognition of celebrating their 95th birthday!

CR0110 Ramos

A Baltimore City Council Resolution on the death of Armstead Bernard Crawley-Jones, November 5, 1953 - April 4, 2025.

CR0111 Bullock

A Baltimore City Council Resolution congratulating James Benton, Dr. James Haynes, Susan Taylor King, Hon. Adrienne A. Jones, Evelyn P. McClarry, Chrissy Thorton, and Dr. Tamara England Wilson, in recognition of their contributions to the communities in Baltimore City.

CR0112 President Cohen and all Members

A Baltimore City Council Resolution on the death of Gertrude Theresa Hodges, August 3, 1936 - March 28, 2025

CR0113 President Cohen and all Members

A Baltimore City Council Resolution congratulating Dr. Michael Durant in recognition of over 10 years as an outstanding educator for the Baltimore Teacher Network for committed leadership for the School Committee Review team.

CR0114 President Cohen and all Members

A Baltimore City Council Resolution congratulating Courtney Jenkins, Michael McMillan, and Hon. Keith Haynes in recognition of their exemplary leadership and having fought for political, social and economic justice in the workplace and in their communities.

CR0115 President Cohen and all Members

A Baltimore City Council Resolution congratulating Carver vocational technical high school in recognition of celebrating their 100-year anniversary!

CR0116 President Cohen and all Members

A Baltimore City Council Resolution congratulating Samuel Brice in recognition of serving the art community of Baltimore for more than 6 decades!

CR0117 President Cohen and all Members

A Baltimore City Council Resolution congratulating Reginald f. Clowney In recognition of 37 years of service to the City of Baltimore.

CR0118 Torrence

A Baltimore City Council Resolution congratulating Ahmad Onyango In recognition of 50 years of unwavering dedication, has profoundly enriched Baltimore's cultural fabric, inspiring countless through mentorship, wisdom, and tireless advocacy for the performing arts.

CR0119 VP Middleton

A Baltimore City Council Resolution congratulating Center For Hope in recognition of their dedicated service to Child Abuse Prevention Month!

CR0120 President Cohen and all Members

A Baltimore City Council Resolution on the death of Xadrien August Emmanuel Sheppard, May 5, 2017 - April 20, 2018.

CR0121 President Cohen and all Members

A Baltimore City Council Resolution on the death of Patricia Reeves, July 10, 1945 - April 1, 2025.

CR0122 President Cohen and all Members

A Baltimore City Council Resolution congratulating Deacon Harvey and Deaconess Dorothy Richardson in recognition of celebrating their 80th birthday. To the couple that embodies love, faith, hope and happiness.

CR0123 President Cohen and all Members

A Baltimore City Council Resolution congratulating St. Francis Neighborhood Center in recognition of their unwavering commitment to dismantle inequity through education and social interventions for West Baltimore.

CR0124 President Cohen and all Members

A Baltimore City Council Resolution on the death of Izetta Preston, November 13, 1980 - April 8, 2025.

CR0125 President Cohen and all Members

A Baltimore City Council Resolution on the death of Shirley Mae Avery, November 28, 1957 - April 15, 2025.

CR0126 Porter

A Baltimore City Council Resolution congratulating Pamela Oliver in recognition of their remarkable work, tireless efforts, and dedication to the Lakeland Community.

CR0127 Torrence

A Baltimore City Council Resolution congratulating The Mill on North in recognition of celebrating the grand opening of The Mill on North, a milestone in community, culture, and economic growth.

CR0128 Ramos

A Baltimore City Council Resolution congratulating Diaspora Salon in recognition of celebrating their 10-year anniversary. We also celebrate the grand opening of your salon in Hampden.

CR0129 President Cohen and all Members

A Baltimore City Council Resolution congratulating Barbara A. Moore in recognition of 29 years of service to the City of Baltimore!

CR0130 President Cohen and all Members

A Baltimore City Council Resolution on the death of Romona Madeline Wise, June 2, 1953 - April 13, 2025.

CR0131 President Cohen and all Members

A Baltimore City Council Resolution congratulating Lavone D. Ellis in recognition of celebrating four years of service as President of the Women's Auxiliary of United Baptist Missionary Convention and Auxiliaries of the State of Maryland.

CR0132 President Cohen and all Members

A Baltimore City Council Resolution congratulating Susan Olubi in recognition of 31 years of service to the Health and Human Services and now Mayor's Office of Homeless Services. The City of Baltimore is grateful for your public service.