



HEARING NOTES

Bill: 21-0098

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 5 Dwelling Units in the R-8 Zoning District - Variances - 1100 West Lafayette Avenue

Committee: Economic and Community Development  
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: October 19, 2021

Time (Beginning): 2:05 PM

Time (Ending): 2: 23 PM

Location: Virtual WEBEX

Total Attendance: ~40

Committee Members in Attendance:

John Bullock Ryan Dorsey Antonio Glover Mark Conway Odette Ramos Robert Stokes

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

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

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

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

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

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

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

Motioned by: ..... Councilmember Conway

Seconded by: ..... Councilmember Ramos

Final Vote: ..... Favorable / Amendment

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Law Department
- Matt DeSantis, Department of Planning

- Stephanie Murdock, Department of Housing and Community Development
- Liam Davis, Department of Transportation
- Raven Thompson, Baltimore Development Corporation
- Derrick Ready, Fire Department
- Brett Thorne, Parking Authority of Baltimore City
- Nina Themelis, Mayor’s Office of Government Relations

**Major Issues Discussed**

1. Councilmember Middleton read the bill into the record and introduced councilmembers in attendance.
2. Councilmember Bullock explained the purpose of the bill.
3. Matt DeSantis commented about the purpose of the bill and explained a proposed amendment which would remove the applicant’s request for variance determined not to be needed. He explained the findings approved by the Planning Commission.
4. Hilary Ruley provided the Law Department’s report which approved the bill for form and legal sufficiency. She also clarified protocol for handling approval of findings of fact.
5. Agency representatives provided reports for their respective agencies.
6. A question was asked about whether authorization for a street encroachment would be required. Planning staff discussed that the internal design of the building does not expand beyond the existing structure of the building.
7. The committee opened the hearing for public testimony.
8. The committee approved the amendment.
9. Based on the findings, the committee approved a motion to recommend the bill favorably with an amendment.
10. The hearing was adjourned.

**Further Study**

**Was further study requested?**  
**If yes, describe.**

Yes  No

**Committee Vote:**

Sharon Green Middleton, Chair:..... Yea  
 John Bullock: ..... Yea  
 Mark Conway: ..... Yea  
 Ryan Dorsey: ..... Yea  
 Antonio Glover: ..... Yea

Odette Ramos: ..... Yea  
Robert Stokes:..... Yea

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Jennifer L. Coates, Committee Staff

Date: October 21, 2021

cc: Bill File  
OCS Chrono File