

NINETEENTH DAY

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FOURTH COUNCILMANIC YEAR - SESSION OF 2020-2024

**JOURNAL**  
**CITY COUNCIL OF BALTIMORE**

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September 16, 2024

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Fr Adrian Roelly CSsR, Sacred Heart of Jesus, led the Council in Prayer.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

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**SHOWCASE BALTIMORE**

Guillermo Brown, Fiesta Musical programming on WEAA 88.9 FM and Educator at Archbishop Border School, delivered a presentation.

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The City Council of Baltimore met pursuant to adjournment. Present: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos

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**JOURNAL APPROVED**

The Journal of August 26, 2024 was read and approved.

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COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

August 29, 2024 and September 9, 2024

The Honorable Nick J. Mosby, Council President  
Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bills:

**22-0303 – City Streets – Closing – A Portion of Marion Street**

For the purpose of condemning and closing air rights above a portion of Marion Street, extending Westerly 103 feet, more or less, from Kimmel Alley beginning at a horizontal plane of 14 feet above street level, and closing subterranean rights below a portion of Marion Street extending Westerly 62.5 feet, more or less, from Kimmel Alley, beginning at a horizontal plane at elevation 62 feet based on Baltimore City Survey Control System, as shown on a plat numbered 330-A-28A, Sheets 1 and 2, dated June 20, 2022, prepared by the Survey Section and filed with the Department of Transportation; and providing for a special effective date.

**23-0391 – City Streets - Closing - A Portion of Boston Street**

For the purpose of condemning and closing a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, as shown on a plat numbered 307-A-22A, dated March 17, 2022, and filed in the Department of Transportation; and providing for a special effective date.

**23-0395 – Air Rights – Closing – A Portion of Newkirk Street**

For the purpose of condemning and closing the air rights area, extending over a portion of the public right of way of Newkirk Street, as shown on a plat numbered 337-A-29A, dated February 25, 2022, and filed in the Department of Transportation; and providing for a special effective date.

**23-0441 – RPP Area 30 (South Baltimore East) - Exception - 1600 South Charles Street**

For the purpose of amending the Parking Management Plan Restatement for RPP Area 30 (South Baltimore East) to add an exception to the Plan's general permit allotments for dwelling units.

**23-0447 – Landmark List: Exteriors - 3110 Elm Avenue**

For the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior.

**24-0481 – Revenue Obligations – Wastewater Projects**

For the purpose of increasing the City's authorization to issue revenue obligations within the maximum aggregate principal amount of the revenue obligations authorized and calculated, as of June 30 of each year, by the City to finance or refinance wastewater facilities and, in that connection, amending and restating Ordinance 02-332, as amended by Ordinances 07-421, 11-430, and 14-293; authorizing the Board of Finance to specify, prescribe, determine, provide for, approve, and amend the form, terms, provisions, manner or method of issuing and selling, the time or times of issuance, and all other details of the revenue obligations and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of these revenue obligations; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

**24-0482 – Revenue Obligations – Water Projects**

For the purpose of increasing the City's authorization to issue revenue obligations within the maximum aggregate principal amount of the revenue obligations that may be outstanding authorized and calculated, as of June 30 of each year by the City to finance or refinance water facilities and, in that connection, amending and restating Ordinance 02-331, as amended by Ordinances 04-687, 07-420, 11-429, and 14-292; authorizing the Board of Finance to specify, prescribe, determine, provide for, approve, and amend the form, terms, provisions, manner or method of issuing and selling, the time or times of issuance, and all other details of the revenue obligations and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of these revenue obligations; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

**24-0483 – Revenue Obligations – Stormwater Projects – Maximum Aggregate Principal Amount**

For the purpose of increasing the maximum aggregate principal amount of the revenue obligations that may be outstanding, as of June 30 of each year, under Ordinance 18-174, as amended, by the City to finance or refinance stormwater facilities and, in that connection, amending and restating sections of Ordinance 18-174; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

**24-0504 – Zoning – Open Space District – Conditional Use Cultural Facility and Parking Lot – Variances – C.C. Jackson Park and Library – 4910 Park Heights Avenue**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a cultural facility and an open off-street parking area on the property known as C.C. Jackson Park and Library, 4910 Park Heights Avenue (Block 4605, Lots 001-018, 021, 055-065) as outlined in red on the accompanying plats; and providing for a special effective date.

**24-0514 – Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District – Variances – 3040 Barclay Street**

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

**24-0518 – South Baltimore Gateway Community Impact District and Management Authority – Renewal Through June 30, 2028**

For the purpose of reviewing, renewing, and continuing the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority; providing for a special effective date; and generally relating to the activities and authority of the South Baltimore Gateway Community Impact District and the South Baltimore Gateway Community Impact District Management Authority.

**24-0545 – Tax Credits - Historic Properties - Application Extension**

For the purpose of extending the period within which applications may be accepted for the historic improvement tax credit and providing for a special effective date.

**24-0547 – RPP Area B (Washington Village) – Revisions**

For the purpose of altering the hours of applicable parking restrictions in the Parking Management Plan for RPP Area B (Washington Village).

**24-0559 – Francis Scott Key Bridge – Actions and Remedies**

For the purpose of exercising the City’s authority granted under City Charter, Article II, §§ (10) {“Harbor, docks, and wharves”} and (47) {“General welfare”} to: (1) provide for the preservation of the navigation of the Patapsco River and its tributaries; (2) prevent injury to navigation or health; and (3) maintain the peace, good government, and health and welfare of the City of Baltimore, by establishing that in a cause of action arising out of the allision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024, the City of Baltimore shall be entitled to recover for economic loss; providing the City Solicitor with the authority to establish certain rules and regulations to carry out the provisions of this Ordinance; providing for a special effective date; and generally relating to the allision between a ship, the M/V Dali, and the Francis Scott Key Bridge on March 26, 2024.

In service,

Brandon M. Scott  
Mayor

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**EXECUTIVE NOMINATIONS**

CHRISTOPHER MFUME, as a member of the Baltimore City Inclusionary Housing Board from District 1.

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**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. 24-0583** – By the Council President (Administration – Department of Planning)

A Mayor and City Council Resolution reviewing, revising, and adopting the 2024 Comprehensive Master Plan for the City of Baltimore; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0584** – By the Council President (Administration – Mayor’s Office of Immigrant Affairs) and Councilmember Ramos

An Ordinance requiring a certain Baltimore government entity to appoint a language access liaison and adopt a Language Access Plan; requiring a Baltimore government entity to provide language access services to specified individuals; establishing certain reporting requirements; defining certain terms; providing for a special effective date; and generally relating to the provision of language access services by Baltimore government entities.

The bill was read the first time and referred to the Public Safety and Government Operations Committee.

**Bill No. 24-0585** – By the Council President (Administration – Department of Finance)

An Ordinance providing a Supplementary Special Revenue Fund Operating Appropriation in the amount of \$2,165,000.00 to M-R: Miscellaneous General Expenses - Service 122 (Miscellaneous General Expenses), Project Fund 6000-SPC006011-RC0609 (SI002046 - Baltimore County - Center Place Road Extension Project), to provide funding for the purchase of real property; and providing for a special effective date.

The bill was read the first time and referred to the Finance and Performance Committee.

**Bill No. 24-0586** – By Councilmember Stokes

An Ordinance amending the Urban Renewal Plan for Oldtown Mall to strike all provisions of the Plan other than those pertaining to authority over disposition; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0587** – By Councilmember Stokes

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0588** – By Councilmember Porter

An Ordinance approving the application of the Baltimore Ravens Limited Partnership to designate an Area of Special Signage Control known as the Stadium Area District; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0589** – By Councilmember Porter

An Ordinance changing the zoning for the properties known as 601 West West Street (Lot N) (Block 0688C, Lot 019), and 616 West West Street (Lot NN) (Block 0688C, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-5-DC Zoning District, and the property known as 701 West Ostend Street (Lot O) (Block 0954, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-5-DC Zoning District; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0590** – By Councilmember Porter

An Ordinance amending sign regulations to permit the sign type “Freestanding (Pole)” in an Area of Special Signage Control within the C-5-DC Zoning District; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0591** – By Councilmember Porter

An Ordinance changing the zoning for the property known as 121 Riverside Road (Block 7027D, Lot 001), as outlined in red on the accompanying plat, from the R-6 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 24-0592** – By Councilmember Costello

An Ordinance reauthorizing and continuing the permission for, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block 1381, Lot 002), as outlined in red on the accompanying plat; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**CONSENT CALENDAR**

CEREMONIAL RESOLUTIONS NO. 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, AND 2409 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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, 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. 24-0478 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development 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. 24-0478 favorably, with amendments.

An Ordinance changing the zoning for the properties known as 1214-1224 Hollins Street (Block 0216, Lots 053-058), 21-23 South Carey Street (Block 0216, Lots 047-048), and 14 South Stockton Street (Block 0216, Lot 074), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.



Findings of Fact

City Council Bill No. 24-0478

Rezoning - 1214-1224 Hollins Street, 21-23 South Carey Street, and 14 South Stockton Street

Upon finding as follows with regard to:

- (1) Population changes;

The Hollins Market area has seen a population decline of over 200 residents from the 2010 to the 2020 census. This has been seen primarily among young families and seniors leaving the area.

- (2) The availability of public facilities;

The area is well-served by public facilities, with infrastructure improvements anticipated in conjunction with IIA initiatives. The existing infrastructure will support a wide range of potential redevelopment options.

- (3) Present and future transportation patterns:

The Department of Transportation supports this bill and does not see any impact to its services or operations as a result. Future population in this area will be well served by future transportation projects such as the red-line which will have a nearby stop.

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

This would be consistent with the proposed development in the area and aligned with community needs.

- (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	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable with amendment

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

This bill is consistent with the City's Master Plan – the new dwelling units will support the live category of the plan – helping to attract and retain new residents.

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

The block has one exclusively commercial property and several single-family properties – it also contains several non-conforming properties with storefronts from the previous zoning designation.

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

There is a mix of zoning in the area – this block and others to the south and west are zoned R-8 with the mechanic shop on the block zoned C-1. There is also C-1 & C-2 zoning surrounding the Hollins Market and West Baltimore Street.

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

Properties on this block have had to undergo emergency demolition to address safety concerns. This indicates that the current zoning is not supportable and that the property would be better used under a different zoning designation that meets the needs of the community.

- (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 development in this area that has been trending to larger mixed use C-1 properties.

- (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;

A shrinking population in the area as well as significant disinvestment has led to these residential areas no longer being supportable as single-family dwellings. Trend toward other *[sic]*

- (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 April 4, 2024
- [X] Testimony presented at the Committee hearing

Oral – Witness Name:

- Hilary Ruley – Law Department
- Eric Tiso – Planning Commission
- David Garza – Baltimore Development Corporation
- Jason Wright - Department of Housing and Community Development
- Luciano Diaz– Department of Transportation
- Ty'lor Schnellera – Mayor's Office of Government Relations
- Kris Misage – Parking Authority

Written – Submitted by:

- Planning Department Staff Report – Dated February 4, 2024
- Baltimore Development Corporation Report – Dated February 27, 2024
- Department of Transportation, Agency Report – Dated February 7, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 9, 2024
- Law Department, Agency Report – Dated May 6, 2024
- Department of Housing and Community Development, Agency Report – Dated April 25, 2024
- Parking Authority, Agency Report – Dated March 7, 2024

**Economic and Community Development Committee:**

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

Findings of Fact adopted.

Amendment to City Council Bill No. 24-0478

**Amendment No. 1**

On page 1, in line 2, strike “**1214-1224**” and substitute “**1214-1226**”; and, on that same page, in lines 4 and 17, in each instance, strike “1214-1224” and substitute “**1214-1226**”; and, on that same page, in lines 5 and 18, in each instance, strike “053-058)” and substitute “**053-059)**”.

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. 24-0479 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development 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. 24-0479 favorably.

An Ordinance changing the zoning for the properties known as 901 West Mulberry Street (Block 0157, Lot 015), 317-329 North Schroeder Street (Block 0157, Lots 008-014), 222 North Fremont Street (Block 0173, Lot 003), 811 West Saratoga Street (Block 0173, Lot 001, and 203 North Amity Street (Block 0173, Lot 004), as outlined in red on the accompanying plat, from the R-8 Zoning District to the R-9 Zoning District; and providing for a special effective date.

**Findings of Fact**

**City Council Bill No. 24-0479**

**Rezoning - 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street**

Upon finding as follows with regard to:

- (1) Population changes;

The Poppleton Area has seen a decline in its population of approximately 10% over the past two decades.

## (2) The availability of public facilities;

The area is well served by public facilities but a redevelopment of the size proposed will require city agencies to coordinate access for the new dwellings.

## (3) Present and future transportation patterns:

The Department of Transportation does not foresee any impact on operations or its budget – if several transportation projects such as the Red Line are completed this will benefit those living in this redeveloped area.

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

R-9 zoning is the category assigned to the group of properties currently under the planned unit development immediately to the West, which includes a proposed mix of multi-family and single-family housing. Changing the zoning of the subject properties will align them with this ongoing development.

## (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	Approve for form & sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable

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

This rezoning will support the need for housing described in several relevant plans – including the City's Master Plan.

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

The 222 N Fremon *[sic]* St site use, at present, is public housing, and the 203 Amity Street site is the Edgar Allen Poe House museum. The other sites within this bill are vacant land or vacant buildings. In the immediate area, to the east and south are single family rowhomes. To the west are recently-constructed multi-family buildings and vacant parcels.

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

The subject sites and all those to the east and south are in zoning district R-8. The area under the Poppleton PUD, to the west, is zoning district R-9.

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

Properties in this area have historically served well as residential housing.

- (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;

The trend of development in the area has been toward multifamily housing – with some including retail spaces.

- (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 marked decline in population, the deterioration of the Poe Homes, and completion of the Transform Poe project all indicate substantial changes in this 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 April 4, 2024
- [X] Testimony presented at the Committee hearing

## Oral – Witness Name:

- Michelle Toth – Law Department
- Eric Tiso – Planning Commission
- David Garza – Baltimore Development Corporation
- Jason Wright - Department of Housing and Community Development
- Luciano Diaz– Department of Transportation
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Kris Misage – Parking Authority

## Written – Submitted by:

- Planning Department Staff Report – Dated February 22, 2024
- Baltimore Development Corporation Report – Dated February 15, 2024
- Department of Transportation, Agency Report – Dated February 7, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 9, 2024
- Law Department, Agency Report – Dated April 15, 2024
- Department of Housing and Community Development, Agency Report – Dated April 3, 2024
- Parking Authority, Agency Report – Dated March 7, 2024

**Economic and Community Development Committee:**

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

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0495 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0495 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

Councilmember Middleton 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. 24-0495**

**Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue**

- (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:**

The current buildings at these properties are vacant shells – not presently suitable for use – the conversion of these buildings to functional housing would not be detrimental to the public interest.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

This use would not be precluded by any law or plan – including the Harlem Park Urban Renewal Plan which is applicable to these properties.



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

The public interest would be served by this use by the increased housing offered by these units as well as the reduction of vacant properties reducing blight.

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

As one part of the City's plan is to increase housing opportunities in order to attract and retain residents this use would be in support of the Code

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;

These properties are located in the southeastern portion of the Harlem Park neighborhood, which is predominantly residential in character, where the majority of the housing stock are rowhomes. There are occasional institutional and commercial uses scattered through the neighborhood. The Harlem Square Park is located one block north and two blocks to the west, as is the Harlem Park Community Center.

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

the properties would require a variance for off-street parking as the lots do not have the ability to support off-street parking spaces. The Department of Transportation does not object to this use and notes that the properties are adjacent to the proposed path of the Red Line transit project as well as Baltimore City DOT's active West Baltimore United planning effort. Residents in the units may well benefit from these projects.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The Harlem Park area is primarily residential in nature and there is no foreseen effect that having these units would impair future development.

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

The area is well served by institutional and commercial facilities. The Harlem Square Park is located one block north and two blocks to the west, as is the Harlem Park Community Center.

- (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 Harlem Park 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;

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by the Harlem Park 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 off-street parking requirements of the Zoning Code. With the variances, the use meets all applicable standards and requirements of the Zoning Code.

(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 Middleton 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. 24-0495**

**509, 511, and 516 North Carrollton Avenue**

**Variance for: Off-street Parking Requirements**

**Threshold Question:**

*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)*

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

[x] 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 properties are landlocked and do not have access to allow for off street parking on their lots.

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)*

[x] Planning Report – dated March 3, 2023, including the Department of Planning Staff Report, dated March 2, 2023.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Liam Davis, Department of Transportation
- Stephanie Murdock, Department of Housing and Community Development
- Luis Cardona, Baltimore Development Corporation
- Arco Sen, Parking Authority
- Sophia Gebrehiwot, Board of Municipal and Zoning Appeals / Fire Department

[x] Written – Authors’ Names:

- Department of Transportation, Agency Report – Dated May 1, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated December 5, 2022
- Law Department, Agency Report – Dated April 13, 2023
- Department of Housing and Community Development, Agency Report – Dated May 2, 2023
- Baltimore Development Corporation, Agency Report – Dated March 6, 2023
- Fire Department, Agency Report – Dated March 8, 2023
- Parking Authority, Agency Report – Dated December 20, 2022

**Economic and Community Development Committee:**

Sharon Green Middleton, Chair  
 John Bullock  
 Mark Conway  
 Odette Ramos  
 Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 23-0367 REPORTED FAVORABLY, WITH AMENDMENTS,  
 AND ORDERED PRINTED FOR THIRD READING**

Councilmember McCray, for the Health, Environment, and Technology Committee, reported Bill No. 23-0367 favorably, with amendments.

An Ordinance prohibiting the use of gas-powered debris removal equipment in Baltimore City; defining certain terms; establishing procedures for reporting the use of gas-powered debris removal equipment; establishing certain penalties; and providing for a special effective date.

Committee Amendments to City Council Bill No. 23-0367

**Amendment No. 1**

On page 1, strike beginning with “Sections” in line 14 down through and including “8-402,” in line 15, and substitute “Section 8-301, to be new section 8-401,”; and, on that same page, in line 27, strike “8-403” and substitute “8-402”.

**Amendment No. 2**

On page 4, strike lines 15 through 21 in their entirety; and, on that same page, in line 22, strike “§ 8-403. CRIMINAL” and substitute “§ 8-402. CIVIL”.

The amendments were read and adopted.

Floor Amendments to City Council Bill No. 23-0367

By: Councilmember Dorsey

**Amendment No. 1**

On page 1, strike beginning with “Sections” in line 14 down through and including “8-402,” in line 15, and substitute “Section 8-301, to be new section 8-401,”; and, on that same page, in line 27, strike “8-403” and substitute “8-402”.

**Amendment No. 2**

On page 4, strike lines 15 through 21 in their entirety; and, on that same page, in line 22, strike “§ 8-403. CRIMINAL” and substitute “§ 8-402. CIVIL”.

The amendments were read and adopted.

The roll was called on the motion to adopt the favorable report, as amended, resulting as follows:

Yeas - Councilmembers Cohen, McCray, Dorsey, Conway, Middleton, Torrence, Burnett, Bullock, Porter, Ramos - Total 10.

Nays - President and Councilmembers Schleifer, Costello, Stokes, and Glover - Total 5.

Favorable report, as amended, adopted.

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

**BILL NO. 24-0553 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember McCray, for the Health, Environment, and Technology Committee, reported Bill No. 24-0553 favorably.

An Ordinance amending the composition of the Mayor's Anti-Animal Abuse Advisory Commission; altering procedures for meetings of the Commission; providing for staff to the Commission; providing for a special effective date; and generally relating to the Mayor's Anti-Animal Abuse Advisory Commission.

Favorable report adopted.

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

**BILL NO. 24-0560 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0560 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 1012 East 43rd Street (Block 5192, Lot 059) and is no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

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

**BILL NO. 24-0561 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0561 favorably.

An Ordinance repealing Ordinance 99-573, as amended by Ordinance 00-093, which designated certain property located at 4221 Shannon Drive a Planned Unit Development; and providing for a special effective date.

Favorable report adopted.

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

**BILL NO. 24-0570 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0570 favorably, with amendments.

An Ordinance naming the playground located at Lake Montebello to be the City Council President Mary Pat Clarke Playground.

Committee Amendments to City Council Bill No. 24-0570

**Amendment No. 1**

On page 1, in line 3, strike “**City**”; and, on that same page, in lines 4 and 12, in each instance, strike “City”.

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. 24-0571 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0571 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

Favorable report adopted.

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



**BILL NO. 24-0573 RECOMMITTED TO COMMITTEE**

Councilmember Costello, for the Ways and Means Committee moved to recommit Bill No. 24-0573 to the Ways and Means Committee.

An Ordinance repealing Ordinance 04-824, which designated certain property located at 1901 Light Street, 1921 Light Street, Bed of Johnson Street, and Block 1947, Lot 1 a Residential Planned Unit Development; and providing for a special effective date.

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

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The motion passed and the bill was recommitted to the Ways and Means Committee.

**BILL NO. 24-0574 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means 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. 24-0574 favorably.

An Ordinance changing the zoning for the property known as 1921 Light Street (Block 1038, Lot 005), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

**Findings of Fact****City Council Bill No. 24-0574  
Rezoning - 1921 Light Street**

Upon finding as follows with regard to:

(1) Population changes;

Between the 2010 and 2020 census, the population of the Riverside Neighborhood increased from 5,671 and 6,523 people.

(2) The availability of public facilities;

The majority of the neighborhood is well developed, and is well served by public facilities.

(3) Present and future transportation patterns:

The proposed rezoning and redevelopment of this site will not have any significant impact to transportation patterns in the area.

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

The rezoning will enable additional redevelopment of the kind within a twoblock radius of this site, which are therefore compatible.

(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	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable

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

This rezoning action is compatible with the initial plan of the PUD, and furthers the Citywide goal of increasing our population.

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

The redevelopment that will be enable by this rezoning is similar to what has been done in the immediate area as it transitions from underutilized industrial properties into a mix of residential and commercial uses.

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

The surrounding neighborhood is predominantly R-8 residential, with the exception of a few redeveloped or mixed-use sites that are OR-2, C-1, or C-2 zoned. This property's proposed C-1 classification will follow the model used by 2 East Wells Street, two blocks to the west.

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

The underlying R-8 residential zone is neither dense enough nor does it have the ability to provide for supporting commercial uses that will enliven the street level. Rezoning to C-1 is the appropriate tool to provide that mix of uses at the density needed, while not requiring a large amount of parking.

- (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;

The proposed rezoning, and its companion repeal of the PUD is following the pattern of a few other properties in the immediate area.

- (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;

This PUD was created for a reasonable purpose twenty years ago, but the challenges with zoning tools of that time have been solved by a more modern zoning code. The continued redevelopment of the final property will support the overall neighborhood by attracting new residents. The properties will be able to continue operations under the requirements of the underlying zoning districts, without the burden of a PUD that has outlived its usefulness. No additional staff time or resources will be devoted following the 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;

SOURCE OF FINDINGS (Check all that apply):

- [X] Planning Report – Planning Commission’s report, dated August 23, 2024
- [X] Testimony presented at the Committee hearing

Oral – Witness Name:

- Elena DiPietro, Law Department
- Eric Tiso, Planning Commission
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Tom Whelley Baltimore Development Corporation
- Kris Misage, Parking Authority
- Ty’lor Schnella, Mayor’s Office

Written – Submitted by:

- Baltimore Development Corporation Report – Dated August 26, 2024
- Department of Transportation, Agency Report – Dated August 19, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated July 22, 2024
- Law Department, Agency Report – Date August 28, 2024
- Department of Housing and Community Development, Agency Report – Dated September 10, 2024
- Parking Authority, Agency Report – Dated August 29, 2024

**Economic and Community Development Committee:**

Eric Costello, Chair  
Sharon Middleton  
Ryan Dorsey  
Kristerfer Burnett  
Isaac Schleifer

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. 22-0275** - An Ordinance updating the City Ethics Article to conform to State law.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 23-0350** - An Ordinance changing the zoning for the property known as 420 North Haven Street (Block 6265A, Lot 011), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 23-0357** - An Ordinance establishing a priority inspection; establishing criteria for priority dwellings and priority inspections; requiring the Commissioner of the Department of Housing and Community Development to post certain notices; amending certain rental dwelling license application requirements; amending certain prerequisites for new and renewed rental dwelling licenses; amending license fees; updating inspection requirements; requiring the posting of license numbers; updating causes for denial, suspension, or revocation of a license; bolstering public access to information; authorizing the initiation of enforcement of the subtitle by complaint; providing for certain data collection; establishing the Baltimore City Rental Licensing and Inspection Task Force; providing for the composition, terms, and organization of the Task Force, establishing the duties of the Task Force, adding a civil citation fine for violating of licensing requirements; requiring annual reporting; amending certain definitions; providing a time period when the Task Force shall first convene; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 23-0392** - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and no longer needed for public use; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 23-0467** - An Ordinance repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0498** - An Ordinance changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0499** - An Ordinance changing the zoning for the property known as 2101 Gould Street (Block 1053, Lot 005A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-2 Zoning District.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0500** - An Ordinance revising the criteria for the Port Covington Area of Special Signage Control; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0501** - An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0511** - An Ordinance repealing Ordinance 01-284, which designated certain properties a Business Planned Unit Development known as Home Depot at Reisterstown Plaza; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0512** - An Ordinance repealing Ordinance 01-257, as amended by Ordinance 02-447, which designated certain properties a Business Planned Unit Development known as Reisterstown Road Plaza Shopping Center; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0513** - An Ordinance repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0519** - An Ordinance reviewing, renewing and continuing the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0532** - An Ordinance amending certain provisions of the Fire and Police Employees' Retirement System; changing the definition of "average final compensation"; providing a new deferred vested benefit; eliminating the 2-year waiting period for commencement of post-retirement benefit increases; repealing obsolete provisions relating to post-retirement benefit increases; changing the interest earned on DROP 2 accounts; providing for a special effective date; and generally relating to the Fire and Police Employees' Retirement System.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0538** - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 411 East Old Cold Spring Lane (Block 5070A, Lot 022) and is no longer needed for public use; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0542** - An Ordinance changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0548** - An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0550** - An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment with alcoholic beverage sales on the property known as 3601 Elm Avenue, as outlined in red on the accompanying plat; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0551** - An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 3115 Walbrook Avenue (Block 3002, Lot 019), as outlined in red on the accompanying plat; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0557** - An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**BILL NO. 24-0558** - An Ordinance repealing Ordinance 95-572, as amended by Ordinance 96-096, which designated certain properties a Business Planned Unit Development known as Lighthouse Point; and providing for a special effective date.

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 Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

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

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0592**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0592.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0583**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0583.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0586**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0586.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0587**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0587.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0591**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0591.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULE 10-2  
WITH REGARD TO BILL NO. 24-0583**

Councilmember Costello made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 24-0583.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3  
WITH REGARD TO BILL NO. 24-0585**

Councilmember Bullock made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0585.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Bullock announced a hearing date for the bill.

**ADJOURNMENT**

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, September 30, 2024, at 5:00 p.m.

Consent Calendar

CR 2383 President Mosby, All Members

A Baltimore City Council Resolution congratulating Apostle Leah White on your retirement after 30 years of dedicated and committed service to Greater Faith Baptist Church.

CR 2384 President Mosby, All Members

A Baltimore City Council Resolution congratulating Ethel Lee Legrande on your entering the Centenarian Club, this incredible milestone is accentuated by your countless contributions of love and wisdom.

CR 2385 President Mosby, All Members

A Baltimore City Council Resolution congratulating Baltimore Comic-Con on your 25th Anniversary celebrating its legacy of uniting fans, creators and collectors since 2000.

CR 2386 Glover

A Baltimore City Council Resolution on the death of Warren Maurice Branch, January 16, 1961 – August 18, 2024.

CR 2387 President Mosby, All Members

A Baltimore City Council Resolution on the death of Jerry L. Wilkins, Sr., September 24, 1931 – August 4, 2024.

CR 2388 President Mosby, All Members

A Baltimore City Council Resolution on the death of Rochelle Y. Sanders, August 26, 1963 – August 16, 2024.

CR 2389 President Mosby, All Members

A Baltimore City Council Resolution on the death of Lillian Beatrice Smith, May 11, 1928 – August 14, 2024.

CR 2390 President Mosby, All Members

A Baltimore City Council Resolution on the death of Cynthia Denise Lewis, September 29, 1951 – August 31, 2024.

CR 2391 Middelton

A Baltimore City Council Resolution congratulating Reverend Reginald T. Johnson, Jr. on your 30th Pastoral Anniversary.

CR 2392 President Mosby, All Members

A Baltimore City Council Resolution congratulating Ernestine T. Chew on your 85th Birthday, may your special day be filled with joy, laughter, and wonderful memories that last a lifetime.

CR 2393 President Mosby, All Members

A Baltimore City Council Resolution on the death of Kevin Lee Branch, Sr., December 29, 1960 – August 15, 2024.

CR 2394 Porter

A Baltimore City Council Resolution on the death of Supt. Lionell Shields, Pastor, February 25, 1950 – August 19, 2024.

CR 2395 President Mosby, All Members

A Baltimore City Council Resolution on the death of Regina B. Randolph, August 8, 1947 – August 18, 2024.

CR 2396 President Mosby, All Members

A Baltimore City Council Resolution congratulating Reverend Stevie Thompson on your 10 year anniversary as Pastor of Wilson Park Christian Community Church, Inc.

CR 2397 President Mosby, All Members

A Baltimore City Council Resolution congratulating Wilson Park Christian Church on your 65th year anniversary and many thanks for the great work you have been doing in the Wilson Park Community.

CR 2398 President Mosby, All Members

A Baltimore City Council Resolution congratulating Jacqueline Rice-Hall on your retirement after 3 years of dedicated and committed service to Baltimore City Department of Housing and Community Development.

CR 2399 President Mosby, All Members

A Baltimore City Council Resolution congratulating Charles C. Robinson on your 99th Birthday, wishing you a day filled with love laughter and all of the warmth that your heart desires.

CR 2400 President Mosby, All Members

A Baltimore City Council Resolution on the death of Mary L. Blanton, December 26, 1946 – August 20, 2024.



CR 2401 President Mosby, All Members

A Baltimore City Council Resolution congratulating Amm B. Maye December 20, 1932 – August 25, 2024.

CR 2402 President Mosby, All Members

A Baltimore City Council Resolution on the death of Don Wayne Mouzon, II, August 19, 1985 – August 26, 2024.

CR 2403 President Mosby, All Members

A Baltimore City Council Resolution congratulating Pastor Marie E. Brice-Hawkins on your 45th anniversary as Pastor of Pentecostal Church of deliverance of the Apostolic Faith.

CR 2404 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Joseph Haire, October 24, 1930 – August 30, 2024.

CR 2405 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Ms. Tanya M. Jones, November 6, 1969 – July 31, 2024.

CR 2406 President Mosby, All Members

A Baltimore City Council Resolution on the death of William “Tank” Hill, June 25, 1939 – August 17, 2024.

CR 2407 President Mosby, All Members

A Baltimore City Council Resolution on the death of Wanda L. Lewis, November 8, 1963 – September 1, 2024.

CR 2408 President Mosby, All Members

A Baltimore City Council Resolution congratulating Vincent Bartley on your 75th birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2409 President Mosby, All Members

A Baltimore City Council Resolution congratulating Pastor Marshall F. Prentice on your 39th anniversary as Pastor of Zion Baptist Church.