



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

7/9/2026

9:00am

CLARENCE "DU" BURNS COUNCIL CHAMBERS

26-0177

Rezoning – 901 S Caton Avenue

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*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

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(Anthony.Leva@baltimorecity.gov)*

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*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

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(Anthony.Leva@baltimorecity.gov)*

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(Paroma.Nandi@baltimorecity.gov)*

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Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey**
CHAIR**Bill Hearing***26-0177**Rezoning – 901 S Caton Avenue*

Sponsor: Council Member John Bullock District 9

Purpose: FOR the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

REPORTING AGENCIES

<u>Agency</u>	<u>Report</u>
Dept of Housing & Community Development	Favorable
Planning Commission	Approve
Dept of Transportation	Without Recommendation
Board of Municipal & Zoning Appeals	No Objection
Law Department	Approve for Form & Sufficiency

BACKGROUND

This bill if enacted would change the zoning district of the property known as 901 S Canton Ave from OR-2 to C-2. The site is a former school and has a multi-use sport field and several buildings on the campus.

OR-2 is the Office & Residential district & C-2 is small to medium scale commercial use. In a letter of support from the Violetville/Saint Agnes Community Association the project was conveyed to them as a mixed use and sports field development without an understanding of what the final projects will eventually be. The Planning Department's report indicates that property owners developed a proposal that includes an athletic complex, retail uses, and additional multifamily residential units.

City Law

Article 32 of the City Code (Zoning Code) requires that a rezoning (map amendment) meets the following criteria:

-
- (b) Map amendments.
 - Required findings.
 - As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:
 - a substantial change in the character of the neighborhood where the property is located; or
 - a mistake in the existing zoning classification.
 - Required findings of fact.
 - In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:
 - population changes;
 - the availability of public facilities;
 - present and future transportation patterns;
 - compatibility with existing and proposed development for the area;
 - the recommendations of the City agencies and officials; and
 - the proposed amendment's consistency with the City's Comprehensive Master Plan.
 - Additional standards – General
 - Additional standards that must be considered for map amendments are:
 - existing uses of property within the general area of the property in question;
 - the zoning classification of other property within the general area of the property in question;
 - the suitability of the property in question for the uses permitted under its existing zoning classification; and
 - the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

In its report the Planning Department did submit a finding of facts where it believes that the property meets the definition of a substantial change in the community.

FISCAL NOTE

No agencies reported an expected fiscal impact. Additional housing units allowing for residents to live in the City could be expected to be a fiscal positive for City finances as more residents pay taxes and drive economic activity in the City – but without an understanding of how many units would be built a more exact understanding of that impact is not quantifiable. Additional resources such as sports fields and other venues may be expected to have a positive impact in driving economic activity in the City but there is not enough information about the plans to quantify that impact.

Analysis by: Tony Leva
Analysis Date: 7/7/2026

Direct Inquiries to: Anthony.Leva@baltimorecity.gov

**CITY OF BALTIMORE
COUNCIL BILL 26-0176
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Nickel Blue Investment Group, LLC
Address: c/o Rashad Henderson
813 Quatar Street
Fort Washington, MD 20744
Telephone: (646) 299-2941

Introduced and read first time: April 27, 2026

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Department of Transportation, Planning Commission, Department of Housing and Community Development, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 812 N
6 Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a
7 variance regarding certain bulk regulations (lot size area); and providing for a special
8 effective date.

9 BY authority of

10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401(Table 9-401), 9-701(2), and 9-703(b)
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
16 the R-8 Zoning District on the property known as 812 N Carey Street (Block 0089, Lot 057), as
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property complies with
19 all applicable federal, State, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
23 and Yard Regulations) and 9-703(b), as the minimum lot size requirement for 2 dwelling units in
24 the R-8 Zoning District is 1,500 square feet and the lot area size is approximately 1,329.4 square
25 feet, thus requiring a variance of 11%.

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

Council Bill 26-0176

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

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

26-0177

Rezoning – 901 S Caton Avenue

Agency Reports



**CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT**

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	June 25, 2026
SUBJECT	26-0177 Rezoning – 901 S Caton Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0177 Rezoning – 901 S Caton Avenue for the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 26-0177 would change the zoning for the property located at 901 S Caton Avenue from the OR-2 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the date it is enacted.

SUMMARY OF POSITION

At its regular meeting of May 14th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted the current OR-2 Zoning District permits only a limited range of commercial uses, which restricts the ability to develop the property as a mixed-use site. The proposed C-2 zoning will allow for a mixed-use development that includes residential, commercial, and open-space uses.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. This rezoning may benefit the Caton Avenue corridor by expanding access to neighborhood-serving amenities, supporting additional housing opportunities, and encouraging reinvestment.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS

Brandon M. Scott
Mayor

Justin A. Williams
*Interim Executive
Director*

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

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

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: May 4, 2026
Re: CCB #26-0177 – Rezoning – 901 S Caton Avenue
Position: No Objection

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #26-0177.

This bill proposes a legislative map amendment for the property known as 901 S Caton Avenue (Block 2108C, Lot 001). Specifically, the legislation seeks to rezone this parcel from the OR-2 Office-Residential Zoning District to the C-2 Community Commercial Zoning District.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places the authority to grant the rezoning approval with the City Council, the Board defers to the Council's judgment on whether the applicant has satisfied the approval standards and findings of fact outlined in the Baltimore City Zoning Code.

Accordingly, the Board takes no position on the specific factual merits of the application but offers **No Objection** to the passage of the bill.

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



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	May 29, 2026
SUBJECT	25-0177 • Rezoning – 901 S Caton Avenue

Position: Without Recommendation

BACKGROUND

Section 5-503(b)(5) of the Baltimore City Zoning Code (Article 32) requires the Department to submit a report on legislative authorizations pertaining to variances, conditional uses, map amendments, master plans, areas of special sign control, and planned unit developments.

The Department's primary roles in the property development process are to manage the use of public right of way, mitigate impacts to traffic operations, and protect vulnerable roadway users. These regulatory duties are routinely performed through existing mechanisms such as the Site Plan Review Committee, Traffic Impact Studies, and Developer's Agreements.

RECOMMENDATION

This report serves to fulfill Zoning Code requirements and confirms that the Department is not opposed to the advancement of the proposed legislation. As such, the Department provides no recommendation on the Council Bill and defers to the findings of the Planning Commission.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



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

June 9, 2026

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

Re: City Council Bill 26-0177 – Rezoning – 901 S Caton Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 26-0177, which would change the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001) from the OR-2 Zoning District to the C-2 Zoning District. This bill would take effect on the day of its enactment.

The OR-2 Zoning District is an Office Residential Zoning District. “Office-Residential Zoning Districts are intended for areas where there is a mix of office and residential uses. The regulations for these Districts are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.” Baltimore City Code, Art. 32, § 12-201. “The C-2 Community Commercial Zoning District is intended for areas of small to medium-scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.” Baltimore City Code, Art. 32, § 10-204(a).

Standards for Rezoning

Even if the Mayor and City Council now believe that the selection of the OR-2 Zoning District for this parcel was wrong, second guessing is not allowed in piecemeal rezoning. While any number of zoning designations are open for properties in a comprehensive rezoning, there is not the same flexibility in piecemeal rezoning. *Mayor and City Council of Rockville v. Rylins Enterprises, Inc.*, 372 Md. 514, 535-536 (2002).

Although “the impact of this presumption often has been felt to be unduly harsh to the landowner who finds that planned uses of a property are no longer allowed under the zoning classification into which the land has been placed,” Maryland’s highest Court has explained that the greater good to the landowner and society at large is the reason for the rigidity in zoning. *Id.* at 536. The “requirement of uniformity serves to protect the landowner from favoritism towards certain landowners within a zone by the grant of less onerous restrictions than are applied to others within the same zone elsewhere in the district, and also serves to prevent the use of zoning as a form of

leverage by the local government seeking land concession, transfers, or other consideration in return for more favorable zoning treatment.” *Id.*

The Mayor and City Council may permit a piecemeal rezoning *only if* it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. Md. Code, Land Use, § 10-304(b)(2); Baltimore City Code, Art. 32, §§ 5-508(a) and (b)(1).

The “change-mistake” rule is a rule of the either/or type. The “change” half of the “change-mistake” rule requires that, in order for a piecemeal Euclidean zoning change to be approved, there must be a satisfactory showing that there has been significant and unanticipated change in a relatively well-defined area (the “neighborhood”) surrounding the property in question since its original or last comprehensive rezoning, whichever occurred most recently. The “mistake” option of the rule requires a showing that the underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect. In other words, there must be a showing of a mistake of fact. Mistake in this context does not refer to a mistake in judgment.

Rylyns Enterprises, Inc., 372 Md. at 514..

It is critical to understand that in “Maryland, the change-mistake rule applies to all piecemeal zoning applications involving Euclidian zones, including those involving conditional zoning. The change-mistake rule does not apply, in any event, to changes in zoning made in a comprehensive rezoning, or the piecemeal grant of a floating zone.” *Id.* at 539. This is why a change or a mistake must be found for rezoning and NOT for comprehensive map changes or Planned Unit Developments, which is a type of floating zone.

Legal Standard for Change

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

As to the substantial change, courts in Maryland want to see facts of a “significant and unanticipated change in a relatively well-defined area.” *Rylyns Enterprises, Inc.*, 372 Md. at 538. The “‘neighborhood’ must be the immediate neighborhood of the subject property, not some area miles away; and the changes must occur in that immediate neighborhood of such a nature as to have affected its character.” *Clayman v. Prince George’s County*, 266 Md. 409, 418 (1972). The changes are required to be physical. *Anne Arundel County v. Bell*, 442 Md. 539, 555 (2015) (citations omitted). However, those physical changes cannot be infrastructure such as sewer or

water extension or road widening. *Clayman*, 266 Md. at 419. In addition, the physical changes must be shown to be unforeseen at the time of the last rezoning. *Rylyns Enterprises, Inc.*, 372 Md. at 538. Contemplated growth and density are not sufficient. *Clayman*, 266 Md. at 419. As to whether the change benefits solely the property owner, Courts look, in part, to see if a similar use is nearby such that the community could easily take advantage of the use elsewhere. *Cassel*, 195 Md. at 358 (three other similar uses only a few blocks away lead to conclusion that zoning change was only for private owner's gain).

Findings of Fact

In determining whether to rezone based on mistake or change in the character of the neighborhood, the Mayor and City Council is required to make findings of fact on the following matters:

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

Md. Code, Land Use, § 10-304(b)(1); Baltimore City Code, Art. 32, § 5-508(b)(2).

The Mayor and City Council must also consider:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

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

The Mayor and City Council's decision regarding a piecemeal rezoning is reviewed under the substantial evidence test and should be upheld "if reasoning minds could reasonably reach the conclusion from facts in the record." *City Council of Prince George's Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 510 (2015) (citation omitted); *see also White v. Spring*, 109 Md. App. 692, 699 (1996) ("the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable"); *accord Floyd v. County Council of Prince George's County*, 55 Md. App. 246, 258 (1983) ("substantial evidence" means a little more than a 'scintilla of evidence.').

Spot Zoning

The City must find sufficient facts for a change or mistake because "[z]oning is permissible only as an exercise of the police power of the State. When this power is exercised by a city, it is confined

by the limitations fixed in the grant by the State and to the accomplishment of the purposes for which the State authorized the city to zone.” *Cassel*, 195 Md. at 353.

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

However, “a use permitted in a small area, which is not inconsistent with the use to which the larger surrounding area is restricted, although it may be different from that use, is not ‘spot zoning’ when it does not conflict with the comprehensive plan but is in harmony with an orderly growth of a new use for property in the locality.” *Id.* The example given was “small districts within a residential district for use of grocery stores, drug stores and barber shops, and even gasoline filling stations, for the accommodation and convenience of the residents of the residential district.” *Id.* at 355-356. Thus, to avoid spot zoning, the Mayor and City Council must show how the contemplated use is consistent with the character of the neighborhood. *See, e.g., Tennison v. Shomette*, 38 Md. App. 1, 8 (1977) (cited with approval in *Rylyns Enterprises, Inc.*, 372 Md. at 545-46).

Planning Commission Recommendation

The Planning Department Report (“Report”) supports this rezoning, finding that there has been a change in character since the last comprehensive rezoning in 2017. The Report notes that, “[t]he area has experienced significant population growth [(approximately 34% based on Census data)], supporting more intense commercial development at the site.” Report, p.3. The report notes that there are no anticipated changes to the availability of public facilities or changes in transportation patterns and that the change is compatible with existing and proposed development for the area. Report, p.4.

Process

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

Additionally, certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in a conspicuous place on the property and by first-class mail, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned. Baltimore City Code, Art. 32, § 5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address or description of the property and the name of the applicant. Baltimore City Code, Art. 32, § 5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location near the sidewalk or right-of-way for pedestrians and motorists to view, and at least one sign must be visible from each of the property’s street frontages. Baltimore City Code, Art., § 5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Baltimore City Code, Art. 32, § 5-601(e), (f).

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for rezoning based on change in the character of the neighborhood has been met. Assuming the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department can approve City Council Bill 26-0177 for form and legal sufficiency.

Sincerely,



Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

26-0177

Rezoning – 901 S Caton Avenue

Additional Materials

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Rosenberg, Martin, Greenberg, LLP - Caroline L. Hecker
25 S Charles St, Fl 21
Baltimore, MD, 21201

Re: Legal Notice 4171534,
PUBLIC HEARING ON BILL NO. 26-0177

We hereby certify that the annexed advertisement was
published in Maryland The Daily Record, a Daily newspaper
published
in the State of Maryland 1 time(s) on the following date(s):
06/16/2026

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 26-0177**

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 26-0177 on July 9, 2026, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning - 901 S. Caton Avenue

FOR the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 210SC, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

Applicant: Gibbons Commons, LLC

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

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

RYAN DORSEY
Chair

je16.23 4171534

CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)

City Council Bill Number: 26-0177

I HEREBY CERTIFY, under penalty of perjury, that the attached* document was mailed to the following:

A. Property Owner: Gibbons Commons, LLC

B. Property Addresses: 901 S. Caton Avenue, Baltimore, MD 21229
or

C. _____ List of Property Owners
(Place a Check Mark Above & Attach A List of Property Owners with Addresses)

On the following date: June 24, 2026

Mailed By:

Applicant's Name: Brooke A. Garman on behalf of Caroline L. Hecker, Esq.

Applicant's Organization: Rosenberg Martin Greenberg, LLP

Applicant's Title: Attorney

Applicant's Address: 25 S. Charles Street, 21st Floor, Baltimore, MD 21201

Applicant's Telephone Number: (410) 727-6600_{4935-0126-3034, v. 1}

**Note: Please attach a copy of the document that was mailed to the property owner(s).*



Brooke A. Garman, Paralegal
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
T: 410.727.6600 | F: 410.727.1115
bgarman@rosenbergmartin.com

June 24, 2026

VIA FIRST CLASS MAIL

Gibbons Commons LLC
4040 Vincennes Circle
Indianapolis, IN 46268

**Re: Baltimore City Council
Public Hearing on Bill No. 26-0177
Your Property: 901 S. Caton Road, Baltimore, MD 21230**

Dear Property Owner:

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 26-0177**

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 26-0177 on July 9, 2026 at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning – 901 S. Caton Avenue

FOR the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

Applicant: Gibbons Commons, LLC

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

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

RYAN DORSEY

Chair

Very truly yours,

A handwritten signature in blue ink that reads "Brooke A. Garman".

Brooke A. Garman
4930-9080-6714, v. 1

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [06/09/2026]

City Council Bill No.: 26-0150



(Place a picture of the posted sign in the space below.)

Address: Canton Ave Frontage

Date Posted: June 09, 2026

[Handwritten signature: Martin Ogle]

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

Telephone: 443-629-3411



Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [06/09/2026]

City Council Bill No.: 26-0177



(Place a picture of the posted sign in the space below.)

Address: DeSoto Road Frontage

Date Posted: June 09, 2026

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

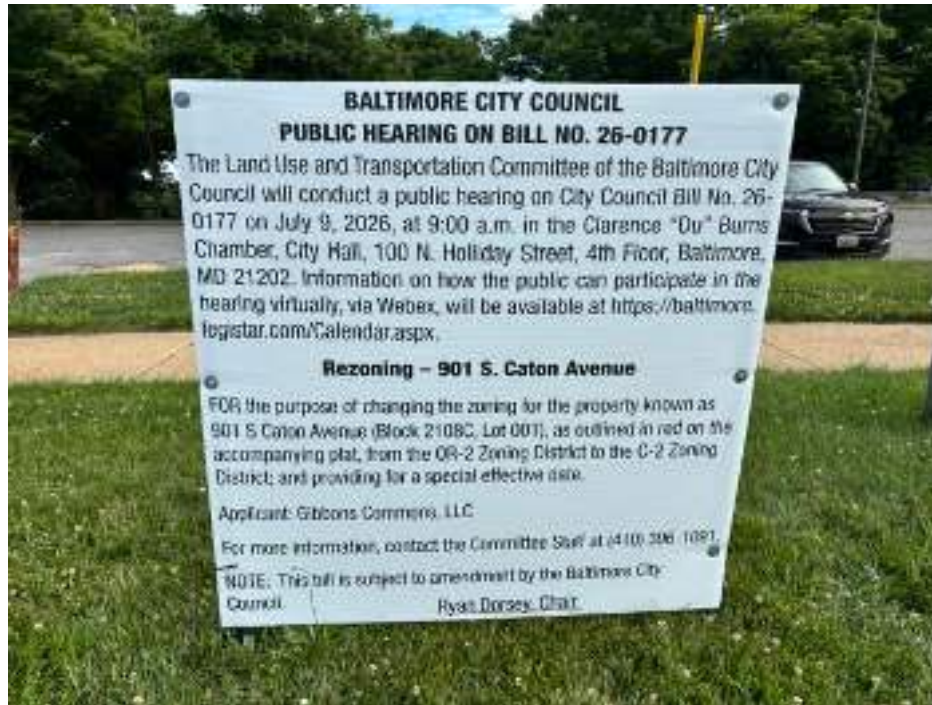
Telephone: 443-629-3411



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Today's Date: [06/09/2026]

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(Place a picture of the posted sign in the space below.)

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Date Posted: June 09, 2026

[Handwritten signature]

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

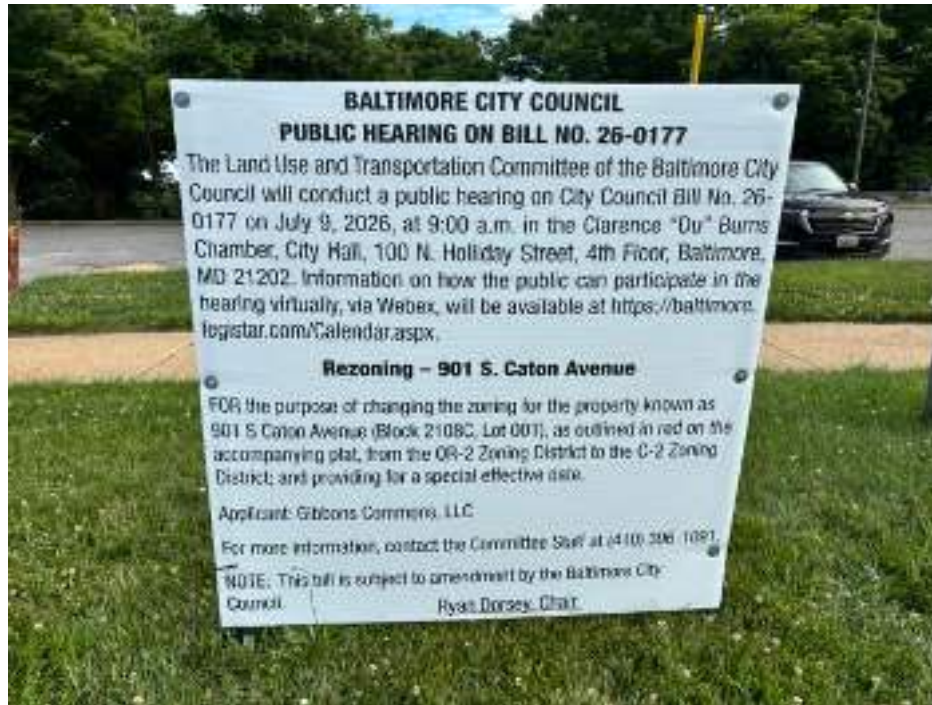
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