

## Peters, Matthew (City Council)

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**From:** Peters, Matthew (City Council)  
**Sent:** Wednesday, September 16, 2020 1:44 PM  
**To:** Reisinger, Edward (City Council); Sneed, Shannon (City Council); Clarke, MaryPat (City Council); Costello, Eric (City Council); Dorsey, Ryan (City Council); Middleton, Sharon (City Council); Pinkett, Leon2 (City Council); Stokes, Robert (City Council)  
**Subject:** FW: zoning hearing on Bethel Parking lots- sept 16 2020  
**Attachments:** letter to planning commission 9-10-20.docx; A. Cruise.pdf; harrell beauford.jpeg; pitrelli.jpg; Karen Harrell statement 9-16-2020.docx; ms margaret and blank form.jpg; rodwell voss.jpeg; Stephan Hanley - credibility.jpg; upton druid apts.jpeg; white jones.jpeg

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**From:** Stegman, Matthew  
**Sent:** Wednesday, September 16, 2020 1:43 PM  
**To:** Peters, Matthew (City Council) <Matthew.Peters@baltimorecity.gov>  
**Cc:** Ndou, Livhu (BMZA) <Livhu.Ndou@baltimorecity.gov>  
**Subject:** Fw: zoning hearing on Bethel Parking lots- sept 16 2020

**Matt Stegman**  
**Deputy Director**  
**Mayor's Office of Government Relations**

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Baltimore, MD 21202

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**From:** Ndou, Livhu (BMZA) <[Livhu.Ndou@baltimorecity.gov](mailto:Livhu.Ndou@baltimorecity.gov)>  
**Sent:** Wednesday, September 16, 2020 1:40 PM  
**To:** Stegman, Matthew <[Matthew.Stegman@baltimorecity.gov](mailto:Matthew.Stegman@baltimorecity.gov)>  
**Subject:** FW: zoning hearing on Bethel Parking lots- sept 16 2020

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**From:** Marti Pitrelli [erasmocho@yahoo.com]  
**Sent:** Wednesday, September 16, 2020 1:05 PM  
**To:** Ndou, Livhu (BMZA)  
**Subject:** zoning hearing on Bethel Parking lots- sept 16 2020

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please read.  
thank you,

marti pitrelli



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Armenya Ceval

Homeowner  Renter  Other owner of Rental

1338 Orwell Hill Ave  
Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: This plan will impact the value of property

with unsightly trash cans in the front of the  
building/homes. Either the trash cans will stay out front permanently  
or it will may take days to return them to backyards.

- IT will be a night mare for some owners and renters

To bring the trash cans from the Back through the

Alley each time you # pick up - And then to return them through

the Alley - NOT ONLY IS IT AN INCONVENIENCE /

15 DANGEROUS - when it turns DARK

- Bottom line - This plan will Deter both new home buyers and  
renters alike & AND CAUSE RENTERS TO MOVE

Karen Harrell <karenmh727@gmail.com>

To:erasmocha@yahoo.com

Wed, Sep 16 at 12:53 PM

My name is Karen Harrell. I live at 1330 Druid Hill Avenue. I am a home owner and have been here since 1991. Since I have been here there has always been an issue with parking and Bethel. There is no respect for the people in this neighborhood. On Sunday and there Church events take up all the parking on the front and back leaving us no where to park for blocks away for hours. We have put cones so we can come home to find your members have tossed them on the side walk and park. And what about our trash collection? The truck needs space to get up or down the alley. I am a senior I can't be dragging trash cans to the end of the alley. I really opposed to what you all are trying to do. So I hope for once you all will do what is right for the home owners and taxpayers in this neighborhood. Do the Christian thing.

September 16, 2020

Dear Zoning Committee Members,

I am a resident of the 1300 block of Druid Hill Avenue. We in the 1300 block of Druid Hill Avenue, as well as the 500 block of West Lafayette back up directly to the proposed parking lot.

Our houses lie within the boundaries of the Marble Hill Historic District. I served as the Architectural Review Chairman for the Marble Hill Historic District. I was appointed by the former board of the Marble Hill Community Association. I have since been dismissed by the new officers of the Marble Hill Community Association who have close ties to Bethel Ame Church. There was no consensus of the board. Since that time I remain involved, attentive and dedicated to promote historic preservation in Marble Hill through public transparency, information and assistance to developers and homeowners. I administrate the Historic Marble Hill Neighbors fb page. I am an active member of the Marble Hill Community Association.

I feel compelled to inform this commission that at no time were the residents involved notified or otherwise in the gifting of these lots to Bethel Ame Church. As reported in the OIG report of this transaction, we residents were completely in the dark about this questionable transaction between Bethel Church and the Baltimore BOE.

We met with the church on one occasion following the sale. Our concerns about trash removal and not having vehicular access to the rear of our homes were dismissed.

For those of you who are not familiar with Marble Hill, the 1300 block of Druid Hill is now the gem of Marble Hill. It is arguably the most historic blocks in the Old West Baltimore Historic District. It contains Bethel Church which is on the National Register of Historic Places, Henry Highland Garnet Park (which I head the planning and maintenace) the Home of the Friendless, Bishop Paynes house, Harry Sythe Cummings Home, Clarence and Juanita Mithchells home, and of course The National Register landmark Bethel Ame church. It is on the Baltimore National Heritage Pennsylvania Avenue Heritage Trail. 5 vacant properties have recently been converted to single family residences through partnerships with Baltimore city, private developers and the Marble Hill community association. Properties are selling in the \$250-300K range, and selling almost instantaneously. Family who want to be part of the history of Marble hill are buying the houses. Two properties are yet to be renovated: the Harry Sythe Cummings House and the Mitchell house at 1324 DHA.

We residents submitted surveys to the Marble Hill Community Association. I coordinated that effort as the parking lot presentation and survey distributed at the Nov 17th meeting of the MHCA was unannounced. I do not know if evidence can be presented virtually. I have attached the surveys below and will read them during the testimony. These surveys were submitted to the MHCA, but were never submitted to this commission. We consider the MHCA approval letter to be false.

All 19 homes in the 1300 block responded negatively to the survey for Bethel to have exclusive property rights to the space. We stand to be directly affected by the fencing off of this community space.

This space has been enjoyed for many years by the residents. Those who live here have trailers in their yards, motorcycles and park their cars here during the week. The community has parties, gatherings, wash our cars. The employees of Upton Druid Apts offices (who provide over 200 affordable rowhome units in Upton) at 1316 DHA park their cars in the rear during the week only.

Bethel Church enjoys the use of the lots during the Sunday mornings only.

When Bethel holds evangelical events, they obtain permits to use the streets and the lots for week up to 10 days.

The community and Bethel have shared these lots equitably for over 20 years. One reason that our houses have appreciated in value so drastically is because of the unobstructed access to the rear of our homes. This is a great convenience for contractors that renovated these homes to park dumpsters. Residents can continue to park in the street in front of their homes even while several houses are being renovated on the block.

We residents maintain the lots through the Bmore Beautiful grant program. We regularly trim trees, clear dumped trash, have abandoned cars towed. None of us have ever seen the church maintaining the lots. In fact, following the church food giveaway in the spring, the residents cleaned up a great deal of trash, boxes, decomposing food, plastic wraps, and pallets the Bethel Church left behind. Bethel Church does not maintain these lots.

Furtermore, the Upton Planning Commission, who is very closely tied to Bethel Church, both monitarily and board members, letter of support driectly opposes the wishes of the Druid Hill Avenue residents and homeowners. Upton developers have little or nothing to do with the residents of the 1300 block of Druid Hill Avenue. They do not live here or use the lots.

We stand to be greatly harmed in this decision to fence off the lots for Bethels exclusive use. We are not happy that Eric Costello, has ignored the concerns of the residents of the 1300 block of Druid Hill Avenue. He has sided with Bethel Chruch, bulldozing this issue through the various departments in August without informing Marble Hill of any of his actions. We feel Councilman's close affiliation with Bethel Church on the board of trustees is a conflict of interest.

We have requested the BOE to dissolve the transaction between the church and the city, due to illegal actions by Joan Pratt. The OIG has investigated and reported that the city and BOE acted in a highly unusual manner by giving these lots to the church. there was no special ordinance, or community input. the lots were not not solicted public in the usual manner. And Joan Pratt organized and voted for the BOE to give the lots to the church. The OIG has an open and ongoing investigation of this transaction. **Therefore, we ask that this planning commission decision be postponed until the OIG investigation is complete.**

In the event that the city does not dissolve the land disposition agreement between the city and the Bethel Ame, we demand that the residents access to the lot be added to the deed in a community benefits agreement. Furthermore, we ask that the historic Cummings Elm tree, a rare American Elm, in the middle of the lot NOT be destroyed.

The parking lot needs to remain open and unobstructed for trash trucks to continue to be able to remove trash and recyclables.

Thank you for your attention to our concerns.

marti pitrelli  
former Archtitectural Review Chairman for Marble Hill Historic District  
Druid Hill Avenue resident  
Member of the Marble Hill Community Association  
Founder and caretaker, Friends of Henry Highland Garnet Park  
Druid Hill Preservation Board, founder 2020



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Karen Harrell  Homeowner  Renter  Other \_\_\_\_\_

Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_

1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: I Do Not Support this we have no where to park & we have no say



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Timothy Beauford  Homeowner  Renter  Other 1334 DHA

Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: All residents should be able to use parking lot, the church only parks there once a week

1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_





# HISTORIC MARBLE HILL DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: MARGARET NADEN WHITE PANIUM  Homeowner  Renter  Other 1320 DHA

## Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: I Been a Resident For 20 years or more parking has always been an issue not being able to park on the back lot

~~to park~~ Will certainly create a whole new problem for the community.

## 1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: I feel its going to create lots of unwanted problem to name one "Parking" "ECT"



# HISTORIC MARBLE HILL DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: \_\_\_\_\_  Homeowner  Renter  Other \_\_\_\_\_

## Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_

## 1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: MARTHA PITZAU  Homeowner  Renter  Other \_\_\_\_\_

Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: I must have access for my construction business, my  
food donation delivery job, my son's scooter juicing job, and  
1426 Druid Hill Avenue 21-Unit Building for the plants, tools, compost Joe must use

I Support The Project  I Do Not Support The Project Henry Highland Garnet

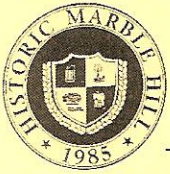
Comments: Park.

The Neighbors and I maintain these lots!

How are the trash trucks going to  
access the rear 2x a week for recycling  
and trash removal? The trucks CANNOT

FIT IN THE ALLEY, are we supposed to put  
our trash out front? Or drag it to the  
end of the alley? Both are not good solutions.

This is the cleanest, most valuable and  
MOST IMPORTANT BLOCK IN ALL OF  
MARBLE HILL HISTORIC DISTRICT,



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Mrs. Roswell       Homeowner  Renter  Other

Bethel AME Church Parking Lot Plan

I Support The Project       I Do Not Support The Project

Comments: How does a parking lot within this community would serve Marble Hill general has anyone consist how trash from the surrounding neighbor will in clud a hardship as the community allow to park when Bethel members are not here during the entire

1426 Druid Hill Avenue 21-Unit Building

I Support The Project       I Do Not Support The Project

Comments: well why would a parking lot be needed when Bethel does very little for our community.



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: REGINA David M. Voss       Homeowner  Renter  Other  
1314 DRUID HILL

Bethel AME Church Parking Lot Plan

I Support The Project       I Do Not Support The Project

Comments: I DON'T THINK IT WILL BE A GOOD IDEA TO PUT A PARKING LOT IN THE REAR OF OUR HOUSE.

1426 Druid Hill Avenue 21-Unit Building

I Support The Project       I Do Not Support The Project

Comments: I USE THE LOT TO ACCESS MY TRAILER AND WASH MY CAR, PLUS WHERE WOULD WE PUT OUR TRASH??



**HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM**

*November 21, 2017*

Name: Stephan Hanley  Homeowner  Renter  Other 1326 Druid Hill

**Bethel AME Church Parking Lot Plan**

I Support The Project  I Do Not Support The Project

Comments: I do not support the renderings presented. The church has been utilizing the area behind my property for years and looking to have leverage over the rest of the community without providing any significant investment or development to the lot. The church hasn't presented a plan that will offset the inconvenience of limited access to parking, trash pick up, utility accessible and other services. Additionally Bethel has multiple code violations they have neglected, that have been blighting the community. Bethel has proven to be self serving and has earned little credibility when it comes to including the community and addressing its needs.

Stephan Hanley 1/20/2019



**HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM**

*November 21, 2017*

Name: \_\_\_\_\_  Homeowner  Renter  Other \_\_\_\_\_

**Bethel AME Church Parking Lot Plan**

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



HISTORIC MARBLE HILL  
DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Alpha Foster  Homeowner  Renter  Other employee

Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: I am an employee of Upton David Apartments  
1316 David Hill Ave. Other employees and I use the  
parking lot for a number of reasons during the week  
1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: We are not open on the weekends. During the week  
the parking lot is empty for the most part. I would ~~like~~ like  
to continue using the parking lot being as though we  
been in this location for more than 10 years. There is not  
back →

enough parking space on the street, me and my three  
other employees <sup>do will</sup> have nowhere to park.



# HISTORIC MARBLE HILL DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: MARGARET NADEN WHITE PANIUM  Homeowner  Renter  Other 1320 DHA

## Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: I Been a Resident For 20 years or more parking has always been an issue not being able to park on the back lot

~~to park~~ Will certainly create a whole new problem for the community.

## 1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: I feel its going to create lots of unwanted problem to name one "Parking" "ECT"



# HISTORIC MARBLE HILL DEVELOPMENT PROJECT FEEDBACK FORM

November 21, 2017

Name: Kim Jones  Homeowner  Renter  Other 1332 DHA

## Bethel AME Church Parking Lot Plan

I Support The Project  I Do Not Support The Project

Comments: The Church takes up street parking as well as the parking lot. Which already forces residents to park and walk.

## 1426 Druid Hill Avenue 21-Unit Building

I Support The Project  I Do Not Support The Project

Comments: \_\_\_\_\_