

TWENTY-THIRD DAY

FOURTH COUNCILMANIC YEAR - SESSION OF 2020-2024

JOURNAL
CITY COUNCIL OF BALTIMORE

November 4, 2024

The meeting opened with a moment of silent reflection.

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

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

JOURNAL APPROVED

The Journal of October 21, 2024 was read and approved.

COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

October 21, 2024 and November 4, 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:

23-0357 – Strengthening Renters’ Safety Act

For the purpose of 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.

23-0392 – Sale of Property – A Portion of Boston Street

For the purpose of 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.

**24-0585 – Supplementary Special Revenue Fund Operation Appropriation – M-R:
Miscellaneous General Expenses – \$2,165,000**

For the purpose of 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.

EXECUTIVE NOMINATIONS

DANISE A. JONES-DORSEY, as a member of the Community Reinvestment and Reparatons Commission from District 2.

INTRODUCTION AND READ FIRST TIME

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

Bill No. 24-0234R - By Councilmembers Porter, Bullock, Middleton, Dorsey, Burnett, Conway, Ramos, Stokes, Glover, and Cohen

Introduced
(Read and adopted)

A COUNCIL RESOLUTION CONCERNING

Request for State Action – Maryland Railway Safety Act

FOR the purpose of supporting the introduction, passage, and enrollment of the Maryland Railway Safety Act.

Recitals

WHEREAS, the safe operation of freight and passenger trains is vital to commerce, and the Baltimore City Council supports efforts to keep train operations safe in the City of Baltimore and throughout the State.

WHEREAS, in recent years, several catastrophic train wrecks have occurred across the country, many of which involved hazardous materials.

WHEREAS, according to the Federal Railroad Administration's statistics, there have been over 2,000 rail crossing accidents per year over the last decade, causing 8,494 injuries and 2,503 deaths.

WHEREAS, the Maryland Railway Safety Act would address many unsafe conditions existing in the railroad industry today and is vital to ensuring safe train operations.

WHEREAS, the Maryland Railway Safety Act will prohibit railroads from blocking road crossings for extended periods of time, limit the length of freight and work trains, and require safe staffing levels for trains.

WHEREAS, the Maryland Railway Safety Act will:

- allow designated collective bargaining representatives to monitor railroad safety practices and operations;
- require the certification that safety wayside detector systems on railroad tracks are functional;
- require a reporting system for transportation of hazardous materials or waste accessible only to the Federal Emergency Management Agency, the State's Emergency Management Agency, and County and City Emergency Management Agencies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the Baltimore City Council supports the introduction, passage, and enrollment of the Maryland Railway Safety Act.

AND BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Governor of Maryland, the President of the Maryland Senate, the Speaker of the Maryland House of Delegates, the Baltimore City Senate and House Delegations to the Maryland General Assembly, the Director of the Maryland Department of Transportation, the Director of the Baltimore City Department of Transportation, the Director of the Parking Authority of Baltimore City, and the Mayor's Legislative Liaison to the City Council.

Councilmember Porter made a motion, which was duly seconded, that the Rules be suspended.

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

Then Councilmember Porter made a motion, which was duly seconded, that the Resolution be adopted.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

The President declared the Resolution "Adopted".

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, AND 2498 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 24-0544 PETITIONED OUT OF COMMITTEE

Councilmember Dorsey moved to petition Bill No. 24-0544 to the floor out of Committee, pursuant to Rule 10-13.

Yeas - Councilmembers Cohen, Dorsey, Conway, Middleton, Torrence, Burnett, Bullock, Porter, Ramos - Total 9.

Nays - President and Councilmembers Schleifer, Costello, Stokes - Total 4.

Abstain - Councilmember Glover - Total 1.

Absent - McCray - Total 1.

The motion prevailed.

Bill No. 24-0544 was moved to second reader.

**BILL NO. 24-0544 APPROVED BY PETITION, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

An Ordinance establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District.

Floor Amendments to City Council Bill No. 24-0544

Amendment No. 1

On page 3, strike line 23 in its entirety and substitute “RESIDENTIALLY ZONED PROPERTIES”; and, on that same page, in line 25, strike “EITHER THE R-9 OR” and substitute “THE”; and, on that same page, strike beginning with “REGULATIONS”},” in line 27 down through and including “YARD” in line 29.

Amendment No. 2

On page 4, strike line 21 in its entirety and substitute:

“NEW CURB CUTS ARE PROHIBITED ON HARFORD ROAD AT REAL PROPERTY WITH REAR OR SIDE ACCESS.”

Yeas - Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - President Mosby - Total 1.

Absent - Councilmember McCray - Total 1.

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. 24-0507 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 24-0507 favorably, with amendments.

An Ordinance requiring the Baltimore City Administrator, the Baltimore Office of Sustainability, and the Baltimore Commission on Sustainability to submit a report to the Mayor and City Council assessing the costs and benefits of installing and maintaining 100 acres of low-maintenance and self-sustaining native plant communities (otherwise known as “urban meadows”) and mapping vacant lots and existing areas with packed dirt that could be transformed into urban meadows; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0507

Amendment No. 1

On page 1, in line 2, strike “**Infrastructure and Urban Meadows**” and substitute “**Sustainable Vegetation Management**”; and, on that same page, in line 5, after “maintaining” insert “up to”; and, on that same page, in line 6, strike “self-sustaining” and substitute “ecologically beneficial”; and, on that same page, in lines 6 and 7, strike “(otherwise known as “urban meadows”)”; and, on that same page, in line 7, strike “vacant lots” and substitute “existing areas maintained by the City with mown grass”; and, on that same page, in line 8, strike “transformed into urban meadows;” and substitute “selected to be used as sites to pilot low-maintenance and ecologically beneficial vegetation types and management practices that are alternatives to mown grass;”; and, on that same page, before line 10 insert:

“(a) For the purposes of this study, the term “urban meadow” is, per the United States Department of Agriculture, defined as “habitats dominated by grasses and other herbaceous species that can serve an important ecological role for the City’s wildlife”.”;

and, on that same page, in lines 10 and 17, strike “(a)” and “(b)”, respectively, and substitute “(b)” and “(c)”, respectively; and, on that same page, in line 14, after “maintaining” insert “up to”; and, on that same page, in lines 14 and 15, strike “otherwise known as “urban meadows”” and substitute “low-maintenance and ecologically beneficial vegetation types and management practices, including urban meadows;”; and, on that same page, in line 15, strike “vacant lots” and substitute “existing areas maintained by the City as mown grass and”; and, on that same page, in line 18, after “maintain” insert “up to”; and, on that same page, in line 19, strike “urban meadows” and substitute “low-maintenance and ecologically beneficial vegetation types and management practices, including urban meadows;”; and on that same page, in that same line, strike “City;” and substitute “City, including evaluating and”

comparing the following factors for installing and maintaining low-maintenance and ecologically beneficial vegetation types and management practices as alternatives to the current practice of installing and maintaining mown grass:

- (i) financial costs and savings;
- (ii) community impact and acceptance;
- (iii) environmental impact, including greenhouse gas emission and carbon sequestration;
- (iv) safety;
- (v) aesthetics;
- (vi) biodiversity;
- (vii) urban heat island effects and mitigation;
- (viii) opportunities for workforce development;
- (ix) legal implications; and
- (x) operational impacts on City agencies and partners; and”;

and, on that same page, in line 20, strike “vacant lots” and substitute “existing areas maintained by the City as mown grass”; and, on that same page, in line 21, strike “transformed into” and substitute “sites to pilot low-maintenance and ecologically beneficial vegetation types and management practices, including”; and, on that same page, in that same line, after “meadows;” insert “and”; and, on that same page, in line 22, after “maintaining” insert “up to”; and, on the same page, in that same line, strike “urban meadows; and” and insert “low-maintenance and ecologically beneficial vegetation types and management practices, including urban meadows.”; and, on that same page, strike lines 24 and 25 in their entireties.

The amendments were read and adopted.

Councilmember Conway moved to amend Bill No. 24-0507.

Floor Amendments to City Council Bill No. 24-0507

Amendment No. 1

On page 1, in line 10, strike “120” and substitute “180”

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. 24-0233R REPORTED FAVORABLY
AND ADOPTED**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 24-0233R favorably.

A COUNCIL RESOLUTION CONCERNING

Informational Hearing – Department of Transportation – Street Paving Timelines

FOR the purpose of requiring the Director of the Department of Transportation and inviting utility partners to discuss the schedule for road resurfacing and the manner by which the repaving schedule is developed and communicated to affected communities.

Recitals

WHEREAS, Baltimore City residents have a reasonable expectation that City streets will be navigable and safe for all forms of vehicular traffic.

WHEREAS, utility partners have increased street cuts throughout the City in order to maintain utility infrastructure.

WHEREAS, street cuts and repairs precipitated by utility partners have caused residents to inquire about the City’s policy for road restoration within neighborhoods.

WHEREAS, the Department of Transportation (“DOT”) has the responsibility of maintaining and repaving roads in the right-of-way in order to keep City roads safe.

WHEREAS, DOT has limited resources and must therefore prioritize its resurfacing efforts based on road conditions and anticipated work nearby.

WHEREAS, the City Council expects DOT to determine when and how to repave roads that require resurfacing, either on a regular schedule or in case of an emergency.

WHEREAS, the City Council expects DOT to provide the City Council with updated parameters and timelines for prioritization of repaving in light of increased street cuts resulting from utilities work.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City Council requires the Director of the Department of Transportation and invites utility partners to discuss the schedule for road resurfacing and the manner by which the repaving schedule is developed and communicated to affected communities.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Director of the Department of Transportation, the leadership of all City utility partners, the Mayor, and the Mayor's legislative liaison to the City Council.

Favorable report adopted.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

The President declared the Resolution adopted.

**BILL NO. 24-0516 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0516 favorably.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1211 Jefferson Street (Block 1295, Lot, 001G), as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Costello 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. 24-0516

Zoning - Conditional Use - Parking Lot (Principal Use) - 1211 Jefferson Street

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

Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.

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

The subject property is not located in an area or subject to any law that would preclude this use.

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

The proposed use would not be contrary to the public interest and would provide parking for both a grocery store and a local church. It is a part of the Perkins Somerset Oldtown Transformation Plan for the area.

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

Staff finds that this use would be in harmony with the Code. In its equity consideration, the Planning Department has found that this use could help improve the quality of life for residents as a part of the Perkins Somerset Oldtown Transformation Plan. It did note that there would be construction-related impacts relating to the Perkins Somerset Oldtown Transformation Plan. But that the goal was to address disinvestment and inequity.

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

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

The subject property is currently vacant, but part of the ongoing Perkins Somerset Oldtown redevelopment. The site is roughly 0.7 acres and is a portion of the former location of the Somerset public housing community that was demolished in 2009.

Journal of the City Council

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

Staff found there will be some construction-related impacts to the community – but these would be short-term. Both the Parking Authority & Department of Transportation had no objection to this bill.

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

The site is located in the Oldtown neighborhood. To the west is Oldtown Mall, to the east is North Central Avenue, and to the south is Orleans Street. The area is surrounded by a mix of health-care, educational, and institutional uses. The site is part of the Perkins / Somerset / Oldtown Transformation Plan.

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

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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

There is adequate light and air to the premises and to properties in the vicinity.

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

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

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

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

(9) the character of the neighborhood;

This site is part of the Oldtown neighborhood and the Old West Baltimore Historic District. It is surrounded by healthcare, educational, and institutional uses.

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

The proposed use is consistent with the Comprehensive Master Plan for Baltimore.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use would meet 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.

Source of Findings:

(check all that apply)

Planning Report – May 10, 2024, including the Department of Planning Staff Report, dated May 9, 2024.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

Elena DiPetro – Law Dept
Jason Wright – DHCD
Eric Tiso – Planning Dept
Sean Eames – Fire Dept
Tom Whelley – Baltimore Development Corporation
Luciano Diaz – Dept of Transportation
Kris Misage – Parking Authority
Zachary Wellman – Office of Equity & Civil Rights

[x] Written – Authors' Names:

Department of Transportation, Agency Report – Dated May 6, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated April 22, 2024
Law Department, Agency Report – Dated August 5, 2024
Department of Housing and Community Development, Agency Report – Dated April 17, 2024
Baltimore Development Corporation, Agency Report – Dated March 15, 2023
Parking Authority, Agency Report – Dated May 29, 2024
Baltimore City Fire Department Agency Report – Dated May 17, 2024

Ways and Means Committee:

Eric Costello, Chair
Isaac Schleifer
Sharon Green Middleton
Robert Stokes
Kristerfer Burnett

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0533 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0533 favorably.

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 15 North Stricker Street (Block 0197, Lot 020), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

Councilmember Costello 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. 24-0533

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units
in the R-8 Zoning District - Variances - 15 North Stricker Street**

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

Multi-family dwellings are permitted in the R-8 district and staff finds that this use would not be detrimental to or endanger the public health, safety, or welfare.

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

The use is permitted by the R-8 district and would not conflict with any law or plan.

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

Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community. The proposed use has support from the local community organization.

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

Use of this property as a multi-family dwelling will provide additional housing options in the community with no negative impact on public health, safety, or welfare.

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

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

15 North Stricker Street is located on the east side of the street, approximately 188'4" north of the intersection with West Baltimore Street. This property measures approximately 18'2" by 155' and is currently improved with a three-story rowhome measuring approximately 18'2" by 34'. This site is zoned R-8.

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

Staff find that there would be no change in traffic patterns and the Parking Authority finds that there is sufficient on-street parking to accommodate demand.

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

This property is located in the Franklin Square neighborhood, which is predominantly residential in nature, with scattered commercial and institutional uses throughout. Franklin Square Park is a half block north and one block to the east.

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

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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

There is adequate accessibility for emergency vehicles.

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

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

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

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

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

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

- (9) the character of the neighborhood;

This property is located in the Franklin Square Neighborhood which is predominantly residential. The staff has received a letter of support from the Franklin Square Community Association.

- (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 II 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 lot area size. With the variance, 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 Costello 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:

Journal of the City Council

City Council Bill No. 24-0533

15 North Stricker Street

Variance for: Gross Floor Area Requirements

Threshold Question:

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

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

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

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

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

and finds either that:

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

or that:

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

The proposed use is for four dwelling units – the applicant advises that while the lower three units will meet the 1,000’ square-foot conversion standard the uppermost unit will be 800’ square feet. Staff has found this to be a reasonable variance which will not affect other properties.

City Council Bill No. 24-0533

466 Hornel Street

Variance for: Off-Street Parking Requirements

Threshold Question:

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

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

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

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

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

and finds either that:

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

or that:

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

The Planning Department staff has found that the lot could potentially support two spaces in the rear of the space – the bill contains a 100% variance due to the current condition of the property. The Parking Authority during their site visit has determined that there is sufficient on-street parking to meet the demand of the additional units.

Source of Findings:*(check all that apply)*

Planning Report – dated August 2, 2024, including the Department of Planning Staff Report, dated August 1, 2024.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Tom Welleny, Baltimore Development Corporation
Kris Misage, Parking Authority

Written – Authors' Names:

Department of Transportation, Agency Report – Dated June 11, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated May 21, 2024
Law Department, Agency Report – Dated August 8, 2024
Department of Housing and Community Development, Agency Report –
September 10, 2024
Baltimore Development Corporation, Agency Report – Dated May 29, 2024
Fire Department, Agency Report – Dated June 10, 2024
Parking Authority, Agency Report – Dated June 17, 2024

Ways and Means Committee:

Sharon Green Middleton
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. 24-0573 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 24-0573 favorably.

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.

Councilmember Costello 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 planned unit development.

Findings of Fact

City Council Bill No. 24-0573

Repeal of Ordinance 04-824 - Planned Unit Development - 1901 Light Street, 1921 Light Street, Bed of Johnson Street, and Block 1947, Lot 1

IN GENERAL:

To approve the repeal of this PUD, the City Council has considered and finds that:
(check to evidence consideration)

the repeal of the planned unit development is in the public interest for the following reasons:

The former NESCO building, and the adjacent warehouses (formerly the Guardian Warehouse) were designated in a PUD in order to provide for the possibility of their adaptive reuse for residential and supporting commercial uses. These buildings, and other formerly industrial buildings in the immediate area were no longer feasible for continued industrial use, and so the companion rezoning designated these properties as R-8 residential, since the M-3 zoning was no longer needed to protect outmoded industrial buildings. The PUD provided for a variety of industrial and commercial uses so that a transition in use over time would be possible without the requirement for individual use approvals. 1921 Light Street is now ready for redevelopment. Our current zoning code has tools available that weren't available under the prior zoning code, and so a repeal of the PUD along with a companion rezoning to C-1 will enable the completion of this planned redevelopment, fulfilling the original vision of the PUD.

and finds that

the repeal of the planned unit development is in the public interest; and

the approved final development plan of the planned unit development:

(check all that apply)

- has been substantially completed;
- is no longer necessary in light of the property's underlying zoning;
- is no longer consistent with the City's Master Plan; or
- has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated August 23, 2024, which included the Department of Planning Staff Report, dated August 22, 2024.

Testimony presented at the Committee hearing

Oral – Witness:

Eric Tiso, Planning Department
Elena DiPietro, Law Department

Written:

Law Department, Agency Report – Dated July 31, 2024
Department of Transportation, Agency Report – Dated August 19, 2024
Department of Housing & Community Development, Agency Report – Dated September 10, 2024
Baltimore Development Corporation, Agency Report – Dated August 26, 2024
Parking Authority, Agency Report – Dated February 4, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

Eric Costello, Chair
Sharon Green Middleton
Kristerfer Burnett
Isaac Schleifer
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0583 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-053 favorably, with amendments.

An Ordinance reviewing, revising, and adopting the 2024 Comprehensive Master Plan for the City of Baltimore; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0583

Amendment No. 1

On page 1, in line 9, after “Subtitle 4” insert “of Title 1”.

Amendment No. 2

On page 4, strike beginning with “most” in line 9 down through and including “incarcerated)” in line 11 and substitute “residents most vulnerable to housing insecurity”; and, on that same page, in line 16, strike “residents.” and substitute “residents, with a priority of reducing the burden on those residents most vulnerable to housing insecurity.”; and, on that same page, in line 24, strike “low-income” and substitute “low-income, immigrant.”.

Amendment No. 3

On page 5, in line 17, strike “privately-owned”; and, on that same page, in line 19, strike “buildings.” and substitute “buildings, particularly underserved residents most affected by the vacancy crisis.”; and, on that same page, in line 27, strike “programs.” and substitute “programs, with a priority on residents from underserved, under-represented, and historically marginalized communities.”; and, on that same page, strike beginning with “Increase” in line 31 down through and including “amenities.” in line 33 and substitute:

“Develop and implement an equitable capital investment strategy to make existing and future recreational facilities and parks more accessible and better maintained, with a priority on underserved, under-represented, and historically marginalized neighborhoods.”

Amendment No. 4

On page 6, in line 3, strike “experiences.” and substitute “experiences, especially in underserved, under-represented, and historically marginalized communities.”; and, on that same page, in line 5, strike “devices.” and substitute “devices, specifically targeting communities with low digital equity scores.”; and, on that same page, in line 10, after “support” insert “among residents of low socioeconomic status”; and, on that same page, in line 21, strike “economy.” and substitute “economy, with an intentional focus on minority- and women-owned businesses, as well as those owned by individuals with other underrepresented identities.”; and, on that same page, in line 25, strike “affordability.” and substitute “affordability for historically marginalized and underserved communities.”; and, on that same page, in line 31, strike “area.” and substitute “area, with a focus on meaningfully connecting residents of underserved, disinvested, and historically marginalized communities.”; and, on that same page, in line 32, strike “ridership.” and substitute “ridership, with an intentional focus on historically marginalized and underserved communities.”.

Amendment No. 5

On page 7, in line 5, strike “to use principles of CPTED” ending on line 6 and insert “to appropriately use design principles to improve public safety” and, on that same page, in line 9, strike beginning with “Crime Prevention Through Design” and substitute “public safety design principles”; and, on that same page, in line 13, after the first instance of “the” insert “appropriate”; and, on that same page, in that same line, strike “CPTED” and substitute “public safety design”; and, on that same page, strike beginning with “Reduce” in line 23 down through and including “pollutants.” in line 24 and substitute:

“Reduce the sources of, and exposure to, environmental pollutants in frontline, overburdened, and Environmental Justice Communities.”;

and, on that same page, in line 32, strike “spaces.” and substitute “spaces, especially in underserved and historically marginalized communities.”.

Amendment No. 6

On page 8, in line 3, strike “residents.” and substitute “youth, aging adult, chronically diseased, low-income, unhoused, and outdoor worker populations in Baltimore.”; and, on that same page, in line 5, after “centers,” insert “especially in underserved, disinvested, and historically marginalized communities.”; and, on that same page, in line 13, strike “residents” and substitute “residents, specifically low-income residents, marginalized populations, and disinvested communities.”; and, on that same page, in line 34, after “affected” insert “by environmental injustices, environmental racism, and pollution related health disparities”; and, on that same page, in that same line, strike “residents.” and substitute “residents most affected by historical environmental marginalization.”.

Amendment No. 7

On page 9, in line 2, strike “jobs.” and insert “jobs, particularly for traditionally excluded residents.”; and, on that same page, in line 6, strike “retail.” and substitute “retail owned by BIPOC, low socioeconomic status, immigrant, women, and other marginalized residents.”; and, on that same page, in line 8, after “with” insert “local”; and, on that same page, in that same line, after “neighborhood” insert “owned and operated”; and, on that same page, in line 9, strike “development.” and substitute “development, particularly located in underserved, disinvested, and historically marginalized communities.”; and, on that same page, in line 11, strike “businesses.” and substitute “businesses, especially those owned by BIPOC, low socioeconomic status, immigrants, women, and other marginalized residents.”; and, on that same page, in line 12, strike “neighborhood” and substitute “of locally owned and operated”; and, on that same page, in line 14, after “to” insert “underserved, disinvested, and historically marginalized”; and, on that same page, in line 18, strike “wages.” and substitute “wages, particularly for properties with lower rates of participation in the workforce.”; and, on that same page, in line 19, after “of” insert “all”; and, on that same page, in line 20, strike “education.” and substitute “education. as prescribed by the Blueprint for Maryland’s Future.”; and, on that same page, in line 22, strike “all residents.” and substitute “to historically excluded residents, such as formerly justice involved and re-entering residents.”; and, on that same page, in line 26, strike “September,” and substitute “October”.

The amendments were read and adopted.

Councilmember Costello moved to amend Bill No. 24-0583.

Floor Amendments to City Council Bill No. 24-0583**Amendment No. 1**

On page 9, in line 30, strike “Resolution” and substitute “Ordinance”; and, on page 10, in lines 1, 2, and 13, in each instance strike “Resolution” and substitute “Ordinance”.

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. 24-0586 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0586 favorably.

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.

Favorable report adopted.

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

**BILL NO. 24-0588 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0588 favorably.

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.

Findings of Fact

**City Council Bill No. 24-0588
Area of Special Signage Control - Designation - Stadium Area**

Upon finding with regard to:

1. The proposed designation will not increase traffic congestion or distractions because the Planning staff will continue to work with DOT to prevent that outcome.
2. The proposed signs will not add to the visual clutter in the area because Planning staff will continue to work with the applicant on the Sign Plan to prevent that outcome.
3. Any changes to the plan the plan will be congruous with the existing area because the area in question is adjacent to Industrial Zoned areas, Russell Street, and large scale commercial properties. They will not be adversely impacted by the proposed signage. Planning staff will continue to work with the applicant to verify that any changes to the plan meet this requirement.

SOURCE OF FINDINGS:

1. Planning Report – Planning Commission’s report, dated October 11, 2024, which included the Department of Planning Staff Report, October 10, 2024
2. Testimony presented at the Committee hearing held on October 29, 2024

3. Oral – Witness:

Caitlin Audette, Planning Commission
Eric Tiso, Planning Department
Hillary Ruley, Law Department
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development

Written:

Law Department, Agency Report – Dated October 24, 2024
Baltimore City Fire Department Agency Report – Date October 10, 2024
Baltimore Development Corporation , Agency Report – Dated October 10, 2024
Department of Transportation, Agency Report – Dated October 3, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated September 16, 2024

Parking Authority of Baltimore City, Agency Report – Dated October 25, 2024
Department of Housing and Community Development Agency Report – Dated
October 29, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Eric Costello, Chair

Kristerfer Burnett

Isaac “Yitzy” Schleifer

Robert Stokes

Sharon Green Middleton

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0589 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. 24-0589 favorably.

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.

Findings of Fact

City Council Bill No. 24-0589

Rezoning - 601 West West Street (Lot N), 616 West West Street (Lot NN), and 701 West Ostend Street (Lot O)

Upon finding as follows with regard to:

(1) Population changes;

The area saw a decrease in population between 2010 and 2020 from 64 to 28 people. This is a negligible change as the Carroll Camden Industrial Area does not include much residential property.

(2) The availability of public facilities;

The area is well-served by public facilities.

(3) Present and future transportation patterns:

The properties are within the Carroll Camden Industrial Area and more study would be necessary to understand how the rezoning could impact truck and other industrial traffic through the area.

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

The property will likely see increased development interest due to the investment in the stadiums, investment in adjacent communities, and the Warner Street Entertainment District. Concurrently, disinvestment may occur through land use speculation.

(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
DHCD:	Favorable
Baltimore Development Corporation:	Unfavorable
Parking Authority:	Favorable
Fire Department:	No Objection
Department of Transportation:	No Objection
BMZA:	Defers to Planning
Planning Commission	

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

No plans for the area identify the development of these sites outside their current zoning.

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

The immediate area is predominantly industrial and commercial.

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

The surrounding properties are zoned C-4, IMU-1, I-1, I-2.

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

The properties in question have been used as surface parking lots for many years. Prior to this use the area housed industrial uses.

- (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;

Since the last comprehensive rezoning the area has seen investment and planned investment through the Warner Street Entertainment District, the investment at M&T Bank Stadium, and plans for Reimagine Middle Branch, and the Southwest Impact Investment 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;

- (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;

The use of the three properties has been consistent prior to and following the last comprehensive rezoning (2016). The applicant states that there was a mistake in the last rezoning, as the parking lots in question (currently zoned C-4 and I-2) do not follow the zoning pattern of the other parking lots in the area that serve the stadium, which are all zoned C-5-DC.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report - Planning Commission's Report, dated October 11, 2024
- Testimony presented at the Committee hearing

Oral – Witness Name:

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
Eric Tiso – Department of Planning

Written – Submitted by:

Planning Department Staff Report – Dated October 10, 2024
Baltimore Development Corporation Report – Dated October 20, 2024
Department of Transportation, Agency Report – Dated October 3, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated September 16, 2024
Law Department, Agency Report – Dated October 23, 2024
Department of Housing and Community Development, Agency Report – Dated October 29, 2024
Parking Authority, Agency Report – Dated October 25, 2024
Fire Department Agency Report – Dated October 16, 2024

Ways and Means Committee:

Eric Costello, Chair

Isacc Schleifer

Kristopher Burnett

Sharon Green Middleton

Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0590 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0590 favorably, with amendments.

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.

Committee Amendments to City Council Bill No. 24-0590

Amendment No. 1

On page 2, in line 14, after “75 FT.”, insert “IN A PARKING LOT LESS THAN 2,000 FT. FROM A STADIUM WITH A SEATING CAPACTIY OF AT LEAST 40,000”.

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. 24-0591 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. 24-0591 favorably.

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.

Findings of Fact

**City Council Bill No. 24-0591
Rezoning - 121 Riverside Road**

Upon finding as follows with regard to:

(1) Population changes;

The subject area experienced a slight decrease in population in the last 10 years by approximately 440 residents.

(2) The availability of public facilities;

The site has public facilities to support commercial operation present on the site.

(3) Present and future transportation patterns:

This subject property is approximately 0.25mi from Potee Street, which is a major transportation corridor with easy access to regional highway networks.

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

The requested zoning district is highly compatible with the existing and proposed uses for the area. I-MU zoning allows for high flexibility of uses. Pursuant to §11-203(b)(2) “The IMIU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.” Residential development in the area is low-medium density, attached townhomes, which are highly similar in function to rowhouses.

- (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
DHCD	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept. of Transportation	No Objection
BMZA	Defers to Planning
Office of Equity & Civil Rights	Unfavorable
Planning Commission	Favorable

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

The requested zoning district is highly compatible with the existing and proposed uses for the area. I-MU zoning allows for high flexibility of uses. Pursuant to §11-203(b)(2) “The IMIU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.” Residential development in the area is low-medium density, attached townhomes, which are highly similar in function to rowhouses.

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

Undeveloped, greenspace, residential, commercial

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

The area consists of R-6 & I-2.

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

The property is fundamentally unsuitable for permitted uses under the existing zoning classification. The existing structure is a single-story manufacturing building

- (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 is currently moving away from the highest and best uses of the property. A change of zoning district from R-6 to I-MU would allow for a greater diversity of potential uses, and increase zoning controls over future uses.

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

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

The subject property is eligible for a zoning district change pursuant to §5-508(b)(1)(ii) of Article 32 – Zoning, considered as a mistake in the existing zoning classification. Given the current structure and use history of the property, a classification of I-MU is more appropriate for the property to allow for utilization of the property in a manner that compliments and enhances the existing uses in the immediate vicinity.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Planning Commission’s report, dated October 11, 2024
- Testimony presented at the Committee hearing

Oral – Witness Name:

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 Dept Staff Report – Dated October 10, 2024
Baltimore Development Corporation Report – Dated October 9, 2024
Dept of Transportation, Agency Report – Dated October 3, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated September 16,
2024
Law Dept, Agency Report – Dated October 23, 2024
Dept of Housing & Community Development, Agency Report – Dated October
29, 2024
Parking Authority, Agency Report – Dated October 18, 2024
Office of Equity & Civil Rights Agency Report – Dated October 29, 2024

Ways and Means Committee:

Eric Costello, Chair
Isaac Schleifer
Sharon Green Middleton
Kristerfer Burnett
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0601 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0601 favorably.

An Ordinance requiring a special property tax rate for vacant and abandoned property; providing for the promulgation of rules and regulations; requiring a certain notice be sent to owners of real property within the City limits; requiring a certain annual report; defining certain terms; providing for a special effective date; and generally relating to the property tax levied on vacant and abandoned property.

Favorable report adopted.

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

**BILL NO. 24-0602 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0602 favorably.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$25,000 to the Department of Transportation - Service 692 (Bridge and Culvert Management), to provide funding for bridge assessments; 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. 24-0603 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-603 favorably, with amendments.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the aggregate amount of \$905,000 to the Department of Recreation and Parks, specifically, \$55,000 to Service 646 (Park Maintenance) to provide funding for playground and court repairs, \$50,000 to Service 647 (Youth and Adult Sports) to provide capital planning support for Upton Boxing, and \$800,000 to Service 648 (Community Recreation Centers) to expand after-school programming; and providing for a special effective date.

Floor Amendments to City Council Bill No. 24-603

Amendment No. 1

On page 1, strike beginning with “aggregate” in line 5 down through and including “programming;” in line 9 and substitute “amount of \$905,000 to the Department of Recreations and Parks - Service 648 (Community Recreation Centers), to provide funding for recreation centers and unplanned expenditures in the Department’s Fiscal 2025 budget;”; and, on page 2, strike beginning with “a” in line 1 down through and including “programming.” in line 9 and substitute “\$905,000 shall be made available to the Department of Recreations and Parks - Service 648 (Community Recreation Centers) as a Supplementary General Fund Operating Appropriation for Fiscal Year 2025, to provide funding for recreation centers and unplanned expenditures in the Department’s Fiscal 2025 budget.”.

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. 24-0604 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-604 favorably, with amendments.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the aggregate amount of \$41,355,000 to the Mayoralty, specifically, \$100,000 to Service 109 (Mayoralty: Mayor's Office of Children and Family Success - Administration) to provide funding for summer programming, \$39,990,000 to Service 122 (Mayoralty: Miscellaneous General Expenses) to provide funding for multi-year purchasing activity, Economic Development projects, and increase in PAYGO Capital for Recreation and Parks and Transportation projects, \$250,000 to Service 125 (Mayoralty - Executive Direction and Control) to provide funding for priority projects, \$200,000 to Service 617 (Mayoralty: Mayor's Office of Neighborhood Safety and Engagement - Criminal Justice Coordination) to provide funding for the Human Trafficking Grant Program, \$500,000 to Service 618 (Mayoralty: Mayor's Office of Neighborhood Safety and Engagement - Neighborhood Safety and Engagement) to provide funding for increased staff costs, and \$315,000 to Service 834 (Mayoralty: Mayor's Office of Small and Minority Business Advocacy Development - MWB Opportunity Office) to provide funding for increasing funding for Main Streets; and providing for a special effective date.

Floor Amendments to City Council Bill No. 24-0604

By: Councilmember Costello

Amendment No. 1

On page 1, strike beginning with "aggregate" in line 5 down through and including "Streets;" in line 17 and substitute "amount of \$41,355,000 to the Mayoralty - Service 122 (Miscellaneous General Expenses), to provide funding for multi-year purchasing activity and unplanned expenditures;"; and, on page 2, strike beginning with "a" in line 6 down through and including "Streets." in line 24 and substitute "\$41,355,000 shall be made available to the Mayoralty - Service 122 (Miscellaneous General Expenses) as a Supplementary General Fund Operating Appropriation for Fiscal Year 2025, to provide funding for multi-year purchasing activity and unplanned expenditures.".

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.

2008

Journal of the City Council

**BILL NO. 24-0605 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0605 favorably.

An Ordinance providing a Supplementary General Fund Operations Appropriation in the amount of \$315,000 to the Department of Housing and Community Development - Service 745 (Housing Code Enforcement), to provide funding for additional staffing costs; 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. 24-0606 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0606 favorably.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$6,000,000 to the Department of Public Works - Service 663 (Waste Removal & Recycling), to provide funding for solid waste staffing support; and providing for a special effective date.

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

Nays - Torrence - Total 1.

Absent - McCray - Total 1.

Favorable report adopted.

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

**BILL NO. 24-0607 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 24-0606 favorably.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$5,250,000 to the City Council - Service 100 (City Council), to provide funding for priority projects; and providing for a special effective date.

Favorable report adopted.

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

THIRD READING TODAY

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0602 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0602 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$25,000 to the Department of Transportation - Service 692 (Bridge and Culvert Management), to provide funding for bridge assessments; and providing for a special effective date.

2010

Journal of the City Council

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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0603 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0603 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the aggregate amount of \$905,000 to the Department of Recreation and Parks, specifically, \$55,000 to Service 646 (Park Maintenance) to provide funding for playground and court repairs, \$50,000 to Service 647 (Youth and Adult Sports) to provide capital planning support for Upton Boxing, and \$800,000 to Service 648 (Community Recreation Centers) to expand after-school programming; 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0604 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0604 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$41,355,000 to the Mayoralty - Service 122 (Miscellaneous General Expenses), to provide funding for multi-year purchasing activity and unplanned expenditures; 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, Dorsey, Conway, Schleifer, Middleton,

2012

Journal of the City Council

Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0605 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - Torrence - Total 1.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0605 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$41,355,000 to the Mayoralty - Service 122 (Miscellaneous General Expenses), to provide funding for multi-year purchasing activity and unplanned expenditures; 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, Dorsey, Conway, Schleifer, Middleton, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - Torrence - Total 1.

Absent - McCray - Total 1.

The bill was read and approved, and the bill was declared “Passed”.

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0606 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - Total 0.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0606 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$6,000,000 to the Department of Public Works - Service 663 (Waste Removal & Recycling), to provide funding for solid waste staffing support; 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - Total 0.

Absent - McCray - Total 1.

The bill was read and approved, and the bill was declared “Passed”.

2014

Journal of the City Council

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 24-0607 on third reading today.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - Total 0.

Absent - McCray - Total 1.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 24-0607 - An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$5,250,000 to the City Council - Service 100 (City Council), to provide funding for priority projects; 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - Total 0.

Absent - McCray - Total 1.

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

THIRD READING

The President laid before the City Council:

BILL NO. 23-0367 - 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.

Floor Amendments for City Council Bill No. 23-0367

Amendment No. 1

Strike beginning with line 2 on page 1 down through and including line 31 on page 6 and substitute:

“FOR the purpose of 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. special effective dates.

BY repealing and re-ordaining with amendments

Article 1. Mayor, City Council, and Municipal Agencies

Section Sections 40-14(e)(7) and 41-14(6)

Baltimore City Revised Code

(Edition 2000)

BY renumbering

Health Article

Sections 8-301 and 8-302

to be new sections 8-401 and 8-402; Section 8-301, to be new section 8-401, to be under the new subtitle designation,

“Subtitle 4. Penalties”

Baltimore City Revised Code

(Edition 2000)

BY adding

Health Article

New sections 8-301 to 8-303, to be under the new subtitle designation,

“Subtitle 3. Gas-Powered Debris Removal Equipment”

Baltimore City Revised Code

(Edition 2000)

BY adding

Health Article

Section ~~8-403~~ 8-402

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Violations to which subtitle applies.

(e) Provisions and penalties enumerated.

(7) **Health Code**

...

Title 8: Air Pollution

\$100

SUBTITLE 3: GAS-POWERED DEBRIS REMOVAL EQUIPMENT

§ 8-303. **PROHIBITION OF GAS-POWERED DEBRIS REMOVAL EQUIPMENT**

SUBSEQUENT OFFENSE

\$250

Subtitle 41. Civil Citations

§ 41-14. Offenses to which subtitle applies – Listing.

...

(6) Health Code

...
Title 8: Air Pollution \$100

SUBTITLE 3: GAS-POWERED DEBRIS REMOVAL EQUIPMENT

§ 8-303. PROHIBITION OF GAS-POWERED DEBRIS REMOVAL EQUIPMENT

SUBSEQUENT OFFENSE \$250

ALL OTHER OFFENSES \$1,000

...

Article – Health

SUBTITLE 3. GAS-POWERED DEBRIS REMOVAL EQUIPMENT

§ 8-301. DEFINITIONS

(A) IN GENERAL.

IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) AIR POLLUTION.

“AIR POLLUTION” HAS THE MEANING STATED IN § 8-101(B) OF THIS TITLE.

(C) CONTRACTOR.

“CONTRACTOR” MEANS A PERSON, FIRM, OR LEGAL ENTITY WITH WHICH THE CITY HAS ENTERED INTO AN AGREEMENT.

(D) ~~(C)~~ DEBRIS.

(1) IN GENERAL.

“DEBRIS” MEANS ANY SOLID MATERIAL OR PORTION OF A SOLID MATERIAL INTENDED FOR DISPOSAL.

(2) INCLUSIONS.

“DEBRIS” INCLUDES:

(I) MANUFACTURED OBJECTS;

(II) PLANT MATERIALS;

(III) ANIMAL MATERIALS; AND

(IV) NATURAL GEOLOGIC MATERIALS.

(E) ~~(D)~~ ENFORCEMENT OFFICER.

“ENFORCEMENT OFFICER” HAS THE MEANING STATED IN CITY CODE ARTICLE 1 § 41-1(C) {“DEFINITIONS: ENFORCEMENT OFFICER”}.

(F) ~~(E)~~ GAS-POWERED DEBRIS REMOVAL EQUIPMENT.

(1) IN GENERAL.

“GAS-POWERED DEBRIS REMOVAL EQUIPMENT” MEANS ANY DEVICE POWERED BY AN INTERNAL COMBUSTION OR ROTARY ENGINE USING GASOLINE, ALCOHOL, OR ANY OTHER FUEL THAT IS USED TO BLOW, VACUUM, DISPLACE, OR GATHER DEBRIS.

(2) INCLUSIONS.

“GAS-POWERED DEBRIS REMOVAL EQUIPMENT” INCLUDES HANDHELD LEAF BLOWERS WITH A VACUUM FUNCTION. INCLUDES:

~~(I) LEAF BLOWERS; AND~~

~~(II) LEAF VACUUMS.~~

(3) EXCLUSIONS.

“GAS-POWERED DEBRIS REMOVAL EQUIPMENT” DOES NOT INCLUDE:

(I) LAWN MOWERS;

(II) LAWN TRIMMERS;

(III) SNOW BLOWERS; ~~OR~~

(IV) PRESSURE ~~WASHERS~~; WASHERS; OR

(V) SELF-PROPELLED MOTORIZED LEAF VACUUMS, INCLUDING WALK-BEHIND,
RIDING, AND HITCH MOUNT LEAF VACUUMS; AND

(VI) LEAF VACUUM TRUCKS.

(G) LANDSCAPE MAINTENANCE COMPANY.

“LANDSCAPE MAINTENANCE COMPANY” MEANS A PERSON WHO RECEIVES COMPENSATION,
INCLUDING MONEY OR MATERIAL GOODS, IN EXCHANGE FOR SERVICES THAT INCLUDE:

(1) CARING FOR:

(I) LAWNS;

(II) GARDENS;

(III) TREES;

(IV) PLANTS; AND

(V) HARDSCAPE FEATURES; OR

(2) OTHERWISE ENHANCING THE AESTHETICS AND FUNCTIONALITY OF AN OUTDOOR
SPACE.

(H) PERSON.

(1) IN GENERAL.

“PERSON” HAS THE MEANING STATED IN § 1-107(A) {“PERSON: IN GENERAL”} OF
THE CITY CODE’S GENERAL PROVISIONS ARTICLE.

(2) INCLUSION OF GOVERNMENTAL ENTITIES.

NOTWITHSTANDING § 1-107(B) {“PERSON: EXCLUSION”} OF THE GENERAL
PROVISIONS ARTICLE, IN THIS SUBTITLE “PERSON” ALSO INCLUDES A GOVERNMENTAL
ENTITY OR AN INSTRUMENTALITY OR UNIT OF A GOVERNMENTAL ENTITY.

(1) SUBCONTRACTOR.

“SUBCONTRACTOR” MEANS A BUSINESS ENTERPRISE THAT HAS A DIRECT CONTRACT WITH A CONTRACTOR TO PERFORM PART OF THE WORK ON A CONTRACT.

§ 8-302. PROHIBITION OF GAS-POWERED DEBRIS REMOVAL EQUIPMENT.

A ~~PERSON~~ PERSON, INDIVIDUAL, CONTRACTOR, OR SUBCONTRACTOR MAY NOT USE GAS-POWERED DEBRIS REMOVAL EQUIPMENT IN BALTIMORE CITY.

Subtitle 4. [3.] Penalties.

§ 8-401 [8-301]. Enforcement by citation.

(a) In general.

In addition to any other civil or criminal remedy or enforcement procedure, this title may be enforced by issuance of:

(1) an environmental citation under City Code Article 1, Subtitle 40 {“Environmental Control Board”}; or

(2) a civil citation under City Code Article 1, Subtitle 41 {“Civil Citations”}.

(b) Process not exclusive.

The issuance of a citation to enforce this title does not preclude pursuing any other civil or criminal remedy or enforcement action authorized by law.

§ 8-402 [8-302]. Criminal penalties: \$1,000.

(a) In general.

Except as otherwise specified, any person who violates any provision of this title is guilty of a misdemeanor and, on conviction, is subject to a fine of not more than \$1,000 for each offense.

(b) Each day a separate offense.

Each day that a violation continues is a separate offense.

§ 8-402. § 8-403. CRIMINAL CIVIL PENALTIES: GAS-POWERED DEBRIS REMOVAL EQUIPMENT.

(A) IN GENERAL.

EXCEPT AS OTHERWISE SPECIFIED IN THIS SUBTITLE, AN ENFORCEMENT OFFICER MAY ISSUE A CIVIL CITATION FOR THE USE OF GAS-POWERED DEBRIS REMOVAL EQUIPMENT IF THE ENFORCEMENT OFFICER:

(1) WITNESSES THE VIOLATION; OR

(2) RECEIVES FROM AT LEAST 1 WITNESS A WRITTEN COMPLAINT ACCOMPANIED BY PHOTOGRAPHIC EVIDENCE.

(B) WARNING TO CEASE AND DESIST.

AN ENFORCEMENT OFFICER WHO FINDS ANY ~~PERSON~~ PERSON, INDIVIDUAL, CONTRACTOR, OR SUBCONTRACTOR VIOLATING THIS SUBTITLE SHALL ORDER, ON A FIRST OFFENSE, THAT THE PERSON CEASE AND DESIST THE USE OF GAS-POWERED DEBRIS REMOVAL EQUIPMENT.

(C) SUBSEQUENT OFFENSE.

A ~~PERSON~~ PERSON, INDIVIDUAL, CONTRACTOR, OR SUBCONTRACTOR WHO COMMITS A SUBSEQUENT OFFENSE IS SUBJECT TO A FINE OF \$250 FOR EACH SUBSEQUENT OFFENSE.

~~SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect 1 year after the date it is enacted.~~

SECTION 2. AND BE IT FURTHER ORDAINED, That on December 15, 2024 this Ordinance takes full effect for all landscape maintenance companies, City entities, City contractors, and City subcontractors.

SECTION 3. AND BE IT FURTHER ORDAINED, That all landscape maintenance companies and all other persons may use gas powered debris removal equipment between October 15 and December 15 of each year, until December 15, 2026, when this Ordinance takes full effect for all persons.”.

The yeas and nays were called, resulting as follows:

Yeas - Councilmembers Cohen, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - President Mosby - Total 1.

Absent - Councilmember McCray - Total 1.

2022

Journal of the City Council

The amendment was read and approved, and the bill was held over for the next session.

The President laid before the City Council:

BILL NO. 23-0529 - 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.

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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 23-0530 - An Ordinance supporting a State Transit-Oriented Development designation for the area surrounding and including the West Baltimore MARC 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 23-0549 - 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 1002 West Lanvale Street (Block 0092, Lot 040), 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0572 - 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 1730 North Broadway (Block 1109, Lot 053), 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.

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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0575 - An Ordinance condemning and closing certain streets and alleys, bounded by West Mulberry Street, North Schroeder Street, West Fairmount Avenue and North Stockton Street, lying within the Poppleton Urban Renewal Area, as shown on a plat numbered 343-A-27A, Sheets 1 through 6, dated January 16, 2024, prepared by the Survey Section and filed in the Office of the Department of Transportation; 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0578 - 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 2732 Reisterstown Road (Block 3250, Lot 017), 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0579 - 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 523 North Calhoun Street (Block 0125, Lot 043), 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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0581 - An Ordinance changing the zoning for the property known as 200 North Central Avenue (Block 1320, Lot 001), as outlined in red on the accompanying plat, from the EC-2 Zoning District to the C-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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0592 - 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.

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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

The President laid before the City Council:

BILL NO. 24-0593 - An Ordinance repealing and replacing Ordinance 24-362 due to clerical error; maintaining 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, 7-420, 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.

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, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays - 0.

Absent - McCray - Total 1.

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

ADJOURNMENT

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, November 18, 2024, at 5:00 p.m.

Consent Calendar

- CR 2476 President Mosby, All Members
A Baltimore City Council Resolution congratulating THE Redeemed Christian Church on celebrating 10 years of service, dedication and the long-standing commitment to fostering fellowship and connection within the community.
- CR 2477 President Mosby, All Members
A Baltimore City Council Resolution on the death of Roy “KP” Porter, III, March 22, 1995 – October 6, 2024.
- CR 2478 President Mosby, All Members
A Baltimore City Council Resolution on the death of Ella Mae Scovens, January 12, 1940 – September 26, 2024.
- CR 2479 President Mosby, All Members
A Baltimore City Council Resolution congratulating Arleen Bellizario on your 65th Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.
- CR 2480 President Mosby, All Members
A Baltimore City Council Resolution congratulating “Freeway” Leslie E. Pridgen, Jr., on your advocacy for mental health and cancer awareness in the black community.
- CR 2481 President Mosby, All Members
A Baltimore City Council Resolution congratulating Kamauri Winder and Amber Merrick on your dedication and service to the City of Baltimore and invaluable contributions to associated black charities.
- CR 2482 Middleton
A Baltimore City Council Resolution congratulating Helen Crosby on your 105th Birthday and extraordinary and selfless service to Alpha Kappa Alpha Sorority, Inc., and the City of Baltimore.
- CR 2483 President Mosby, All Members
A Baltimore City Council Resolution congratulating Mackeva King on your 99th Birthday!
- CR 2484 President Mosby, All Members
A Baltimore City Council Resolution congratulating The Book Thing of Baltimore on your 25th Anniversary, thank you for serving the community.
- CR 2485 President Mosby, All Members
A Baltimore City Council Resolution congratulating “Ms. Want” Nakeela Taylor on using your “Shut Up and Let’s Ride” platform to bring awareness and camaraderie in the Three Wheel Community.

- CR 2486 President Mosby, All Members
A Baltimore City Council Resolution congratulating Association of Baltimore City Public School Retirees, Inc on 75 years of service protecting the retirement benefits and promoting the well-being of retired school personnel.
- CR 2487 Middleton
A Baltimore City Council Resolution congratulating Bishop Jason A. Woodford, Sr. on your affirmation to the Bishop, “may you continue to walk worthily of the calling wherewith ye were called”, Ephesians 4:1.
- CR 2488 President Mosby, All Members
A Baltimore City Council Resolution congratulating Charles M. Thomas on your legacy, dedication and contributions which have profoundly impacted our community.
- CR 2489 President Mosby, All Members
A Baltimore City Council Resolution congratulating Warren’s Barbershop on celebrating 100 years of barbering to Columbia, MD, on this momentous celebration, continue your service though mentorship.
- CR 2490 President Mosby, All Members
A Baltimore City Council Resolution on the death of Gloria Batty, March 9, 1941 – October 2, 2024.
- CR 2491 President Mosby, All Members
A Baltimore City Council Resolution congratulating Baltimore City Urban League on 100 years of service to the community surrounding economic development, housing, health, education, and crime to Baltimore City.
- CR 2492 Cohen
A Baltimore City Council Resolution congratulating Phyllis Winborne on 100 years of community engagement and service in Baltimore City.
- CR 2493 Middleton
A Baltimore City Council Resolution congratulating Dr. Angela Cornish on your 60th Birthday.
- CR 2494 Middleton
A Baltimore City Council Resolution congratulating Clifton Cornish, Jr. on your 60th Birthday.
- CR 2495 Middleton
A Baltimore City Council Resolution congratulating Candance Goodman on your 35th Birthday.
- CR 2496 President Mosby, All Members
A Baltimore City Council Resolution on the death of Justin Isiah Crosby, September 29, 2000 – October 27, 2024.

CR 2497 President Mosby, All Members

A Baltimore City Council Resolution congratulating Pastor David Grissom on your 60th Birthday, may your special day be as wonderful as the happiness you bring to everyone around you.

CR 2498 President Mosby, All Members

A Baltimore City Council Resolution to the Family of Desire'e Rich, October 28, 2021 – October 22, 2024.