

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

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HEARING NOTES

Ordinance: 20-0507

Rezoning - 1720 Frederick Avenue

Committee: Land Use
Chaired by: Councilmember Edward Reisinger

Hearing Date: July 22, 2020
Time (Beginning): 1:05 PM
Time (Ending): 2:45 PM
Location: Webex Virtual Hearing
Total Attendance: Approximately 35 people

Committee Members in Attendance:
Edward Reisinger Shannon Sneed
Mary Pat Clarke Eric Costello
Ryan Dorsey Sharon Green Middleton
Leon Pinkett Robert Stokes

Bill Synopsis in the file? [X] YES [] NO [] N/A
Attendance sheet in the file? [X] YES [] NO [] N/A
Agency reports read? [X] YES [] NO [] N/A
Hearing televised or audio-digitally recorded? [X] YES [] NO [] N/A
Certification of advertising/posting notices in the file? [X] YES [] NO [] N/A
Evidence of notification to property owners? [X] YES [] NO [] N/A
Final vote taken at this hearing? [X] YES [] NO [] N/A
Motioned by: Councilwoman Middleton
Seconded by: Councilman Pinkett
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

Martin French, Department of Planning
Hilary Ruley, Law Department
Stephanie Murdock, Department of Housing and Community Development
Kathleen Byrne, Department of Housing and Community Development
Liam Davis, Department of Transportation

Major Issues Discussed

1. Chairman Reisinger called the hearing to order; read the bill number, title, and purpose; and confirmed that the public notice requirements were met.
2. Councilman Bullock explained the background and purpose of the bill. He further outlined facts supporting a finding that the existing zoning classification of the property is based on a mistake at the time of the last comprehensive zoning.
3. Martin French summarized the Planning Staff's report and the Planning Commission's recommendation. He further noted that the facts outlined by Councilman Bullock summarized the Planning Commission's findings at its hearing on the bill.
4. Representatives from the other City agencies confirmed the recommendations in their written reports. Liam Davis noted that the Department of Transportation defers to the Planning Department.
5. Councilmembers and agency staff discussed the property's historic and existing use, code enforcement in the area of the property, the automobile repair uses permitted in the C-1 and C-2 zones, other zoning requirements applicable to the property, and whether the current use can continue without the rezoning as a nonconforming use. Martin French noted that the most recent use and occupancy permit on record for the property was for a different type of business (automobile accessories with installation services).
6. Representatives for the applicant testified in support of the bill (presentation in file). Mr. Rason Taru stated that he had a use and occupancy permit for his business to operate at the property in 2011, but lost the documentation.
7. A neighboring property owner testified in support of the bill. He noted that denying the rezoning would be inequitable and that the property owner has made investments in the existing business.
8. Members of the community testified in opposition to the bill. The testimony included that the property was not used as an auto body shop until late 2016, that the property does not meet the zoning code size requirement for the use, and that vehicles from automotive related businesses in the vicinity are regularly parked on streets and block traffic.
9. The committee voted to approve the findings of fact.
10. The committee voted to recommend the bill favorably.

Further Study

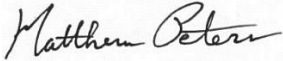
Was further study requested?

Yes No

If yes, describe.

Committee Vote:

E. Reisinger: **Yea**
S. Sneed: **Yea**
M. Clarke: **Yea**
E. Costello: **Yea**
R. Dorsey: **Absent**
S. Middleton: **Yea**
L. Pinkett: **Yea**
R. Stokes: **Yea**



Matthew L. Peters, Committee Staff

Date: July 23, 2020

Cc: Bill File
OCS Chrono File