

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, November 12, 2024
10:04 AM**

COUNCIL CHAMBERS

Council Bill #24-0517

Rezoning - 1500, 1502, and 1508 Desoto Road

CITY COUNCIL COMMITTEES

ECONOMIC AND COMMUNITY DEVELOPMENT (ECD)

Sharon Green Middleton, Chair
John Bullock – Vice Chair
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Anthony Leva (410-396-1091)

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Kristerfer Burnett
Ryan Dorsey
Danielle McCray
Sharon Green Middleton
Isaac “Yitzy” Schleifer
Robert Stokes
Staff: Niya N. Garrett (410-396-1268)

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John Bullock, Chair
Eric Costello, Vice Chair
Isaac “Yitzy” Schleifer
Danielle McCray
Phylicia Porter
Staff: Marguerite Currin (443-984-3485)

COMMITTEE OF THE WHOLE (COW)

President Nick Mosby, Chair
All City Council Members
Staff: Larry Greene (410-396-7215)

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Staff: Deontre Hayes (410-396-1260)

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Isaac “Yitzy” Schleifer, Chair
Kristerfer Burnett
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Eric Costello
Sharon Green Middleton
Odette Ramos
James Torrence
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Eric Costello, Chair
Sharon Green Middleton, Vice Chair
Isaac “Yitzy” Schleifer
Robert Stokes
Danielle McCray
Staff: Marguerite Currin (443-984-3485)



BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0517

Rezoning – 1500, 1502, 1508 Desoto Road

Sponsor: Councilmember Porter

Introduced: April 8, 2024

Purpose: For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

Effective: 30th day after enacted.

Agency Reports

Law Department	None as of this writing
Department of Housing & Community Development	Favorable
Planning Commission	Favorable with amendments
Baltimore Development Corporation	Favorable
Department of Transportation	No Objection
Board of Municipal & Zoning Appeals	Defers to Planning
Parking Authority of Baltimore City	Favorable

Analysis

Current Law

Article 32 – Zoning

Zoning District Maps

Sheet 73

Baltimore City Revised Code

(Edition 2000)

Background

If enacted this bill would permit the properties at 1500,1502, and 1508 Desoto Road to be rezoned from the R-6 Zoning District to the C-2 Zoning District. The property will be used for commercial development and a parking lot to support it.

The property is owned by Namdi Iwuoha and is located in the 10th Council District.

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0517 and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268

Analysis Date: November 7, 2024

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: August 19, 2024

City Council Bill No. 24-0517



1500, 1502 and 1508 Desoto Road (1 of 3)

I HEREBY CERTIFY, under penalty of perjury, that 2 signs were posted at:
Address: 1500, 1502 and 1508 Desoto Road

Date Posted: August 10, 2024

Name: Joseph R. Woolman, III c/o Namdi Iwuoha

Address: 400 E. Pratt Street, suite 900

Baltimore, Md. 21202

Telephone: 410-385-2225

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: August 19, 2024

City Council Bill No. 24-0517



1500, 1502 and 1508 Desoto Road - Georgetown Rd. side (2 of 3)

I HEREBY CERTIFY, under penalty of perjury, that 2 signs were posted at:
Address: 1500, 1502 and 1508 Desoto Road

Date Posted: August 10, 2024

Name: Joseph R. Woolman, III c/o Namdi Iwuoha

Address: 400 E. Pratt Street, suite 900

Baltimore, Md. 21202

Telephone: 410-385-2225

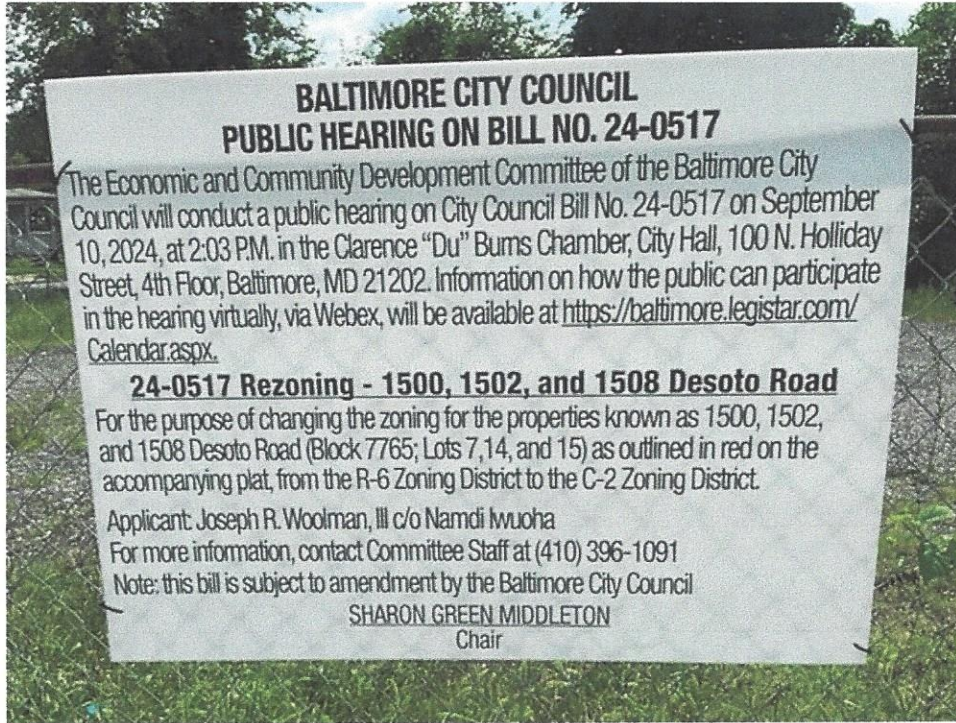
R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
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**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: August 19, 2024

City Council Bill No. 24-0517



1500, 1502 and 1508 Desoto Road (close-up of sign) (3 of 3)

I HEREBY CERTIFY, under penalty of perjury, that 2 signs were posted at:
Address: 1500, 1502 and 1508 Desoto Road

Date Posted: August 10, 2024

Name: Joseph R. Woolman, III c/o Namdi Iwuoha

Address: 400 E. Pratt Street, suite 900

Baltimore, Md. 21202

Telephone: 410-385-2225

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: October 13, 2024

City Council Bill No. 24-0517



1500, 1502 and 1508 Desoto Road (1 of 2)

I HEREBY CERTIFY, under penalty of perjury, that 2 signs were posted at:
Address: 1500, 1502 and 1508 Desoto Road

Date Posted: October 12, 2024


Name: 1508 Desoto Road, LLC, c/o Joseph R. Woolman, III

Silverman, Thompson, Slutkin and White

Address: 400 E. Pratt Street - suite 900

Baltimore, Md. 21202

Telephone: 410-385-2225


R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: October 13, 2024

City Council Bill No. 24-0517



1500, 1502 and 1508 Desoto Road - Georgetown Rd. side (2 of 2)

I HEREBY CERTIFY, under penalty of perjury, that 2 signs were posted at:

Address: 1500, 1502 and 1508 Desoto Road

Date Posted: October 12, 2024

Name: 1508 Desoto Road, LLC - Joseph R. Woolman, III

Silverman, Thompson, Slutkin and White

Address: 400 E. Pratt Street, suite 900

Baltimore, Md. 21202

Telephone: 410-385-2225

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

City Council Bill Number: 24-0517

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

A. Property Owner: Namdi Iwuoha / 1508 Desoto Road, LLC

B. Property Address: 1508 Desoto Road, Baltimore, Maryland 21230

or

C. _____ List of Property Owners

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

On the following date: August 26, 2024

Mailed By:

Applicant's Name: Joseph R. Woolman, III, Esq.

Applicant's Organization: Silverman Thompson Slutkin & White

Applicant's Title: Attorney for Applicant 1508 Desoto Road, LLC

Applicant's Address: 400 East Pratt Street, Suite 900, Baltimore, Maryland 21230

Applicant's Telephone Number: (410) 385-2225

Applicant or Representative Signature:

/s/ Joseph R. Woolman, III

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

August 26, 2024

Via First-Class Mail to:

**Namdi Iwuoha
1508 Desoto Road, LLC
1508 Desoto Road
Baltimore, Maryland 21230**

and

**Namdi Iwuoha
1508 Desoto Road, LLC
1501 S. Edgewood Street, Suite D
Baltimore, Maryland 21227**

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0517**

The Economic and Community Development Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0517 on September 10, 2024, at 2:03 p.m. in the Clarence “Du” Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

24-0517 Rezoning - 1500, 1502, and 1508 Desoto Road

For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

Applicant: Joseph R. Woolman, III c/o Namdi Iwuoha

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

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

SHARON GREEN MIDDLETON
Chair

**SILVERMAN
THOMPSON**

Silverman Thompson Slutkin White

ATTORNEYS AT LAW

A Limited Liability Company

400 East Pratt Street
Suite 900

Baltimore, Maryland 21202

Baltimore | Tucson | Washington, DC

FIRST-CLASS



US POSTAGE
 **WILPITNEY BOWES**

ZIP 21202
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\$ 000.690
AUG 26 2024

**Namdi Iwuoha
1508 Desoto Road, LLC
1508 Desoto Road
Baltimore, Maryland 21230**

**SILVERMAN
THOMPSON**
Silverman Thompson Sutin White
ATTORNEYS AT LAW

A Limited Liability Company
400 East Pratt Street
Suite 900
Baltimore, Maryland 21202
Baltimore | Towson | Washington, DC

**Namdi Iwuoha
1508 Desoto Road, LLC
1501 S. Edgewood Street, Suite D
Baltimore, Maryland 21227**

FIRST-CLASS



US POSTAGE  **IN PITNEY BOWES**
ZIP 21202
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\$ 000.690
AUG 26 2024

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

City Council Bill Number: 24-0517

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

A. Property Owner: See attached list.

B. Property Address: See attached list.

or

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

On the following date: October 28, 2024

Mailed By:

Applicant's Name: Joseph R. Woolman, III, Esq.

Applicant's Organization: Silverman Thompson Slutkin & White

Applicant's Title: Attorney for Applicant

Applicant's Address: 400 East Pratt Street, Suite 900, Baltimore, Maryland 21202

Applicant's Telephone Number: (410) 385-2225

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

**CERTIFICATE OF MAILING
WRITTEN NOTICE TO PROPERTY OWNER(S)**

LIST OF PROPERTY OWNERS

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1501 S. Edgewood Street, Suite D
Baltimore, Maryland 21227**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1500 DeSoto Road
Baltimore, Maryland 21230**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1502 DeSoto Road
Baltimore, Maryland 21230**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1508 DeSoto Road
Baltimore, Maryland 21230**

**Michael Morgan
1504 DeSoto Road
Baltimore, Maryland 21230**

October 28, 2024

Via First-Class Mail to:

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1501 S. Edgewood Street, Suite D
Baltimore, Maryland 21227**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1500 DeSoto Road
Baltimore, Maryland 21230**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1502 DeSoto Road
Baltimore, Maryland 21230**

**1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1508 DeSoto Road
Baltimore, Maryland 21230**

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0517**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0517 on November 12, 2024, at 10:04 A.M. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning - 1500, 1502, and 1508 Desoto Road

For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

Applicant: 1508 Desoto Rd, LLC c/o Joseph R. Woolman, III
For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

**SILVERMAN
THOMPSON**
Silverman Thompson Sutin White
ATTORNEYS AT LAW

A Limited Liability Company
400 East Pratt Street
Suite 900
Baltimore, Maryland 21202
Baltimore | Towson | Washington, DC

1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1501 S. Edgewood Street, Suite D
Baltimore, Maryland 21227

FIRST-CLASS



ZIP 21202
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OCT 28 2024

**SILVERMAN
THOMPSON**
Silverman Thompson Slutkin White
ATTORNEYS AT LAW

A Limited Liability Company
400 East Pratt Street
Suite 900
Baltimore, Maryland 21202
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ZIP 21202 \$ 000.69⁰
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0006082521 OCT 28 2024

1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1500 DeSoto Road
Baltimore, Maryland 21230

**SILVERMAN
THOMPSON**
Silverman Thompson Slutkin White

ATTORNEYS AT LAW

A Limited Liability Company
400 East Pratt Street
Suite 900
Baltimore, Maryland 21202
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1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1508 DeSoto Road
Baltimore, Maryland 21230

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THOMPSON**
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PITNEY BOWES

ZIP 21202

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OCT 28 2024

1508 DeSoto Road LLC
Attn: Namdi Iwuoha
1502 DeSoto Road
Baltimore, Maryland 21230

October 28, 2024

Via First-Class Mail to:

**Michael Morgan
1504 DeSoto Road
Baltimore, Maryland 21230**

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0517**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0517 on November 12, 2024, at 10:04 A.M. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning - 1500, 1502, and 1508 Desoto Road

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Applicant: 1508 Desoto Rd, LLC c/o Joseph R. Woolman, III
For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

**SILVERMAN
THOMPSON**
Silverman Thompson Slutkin White

ATTORNEYS AT LAW

A Limited Liability Company
400 East Pratt Street
Suite 900
Baltimore, Maryland 21202
Baltimore | Towson | Washington, DC

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**Michael Morgan
1504 DeSoto Road
Baltimore, Maryland 21230**

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

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Silverman Thompson Slutkin & White - Erin D. Brooks
400 E. Pratt St, Suite 900
Baltimore, MD, 21202

Re: Legal Notice 2662060,
PUBLIC HEARING ON BILL NO. 24-0517

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 10/25/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0517**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0517 on November 12, 2024, at 10:04 A.M. in the Clarence "Du" Burnis Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Rezoning - 1500, 1502, and 1508 Desoto Road

For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

Applicant: 1508 Desoto Rd, LLC c/o Joseph R. Woolman, III

For more information, contact Committee Staff at (410) 306-1268.

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

Eric T. Coscello
Chair


o25 2662060

AGENCY REPORTS

BILL # 24-0517



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	November 12, 2024
SUBJECT	24-0517 - Rezoning - 1500, 1502, and 1508 Desoto Road

The Honorable President and
Members of the City Council
City Hall, Room 400

11/12/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0517 Rezoning - 1500, 1502, and 1508 Desoto Road for the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 24-0517 would rezone the properties located at 1500, 1502, and 1508 Desoto Road from the R-6 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the 30th day following its enactment.

DHCD Analysis


At its regular meeting of October 10, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. The Commission noted that the owner of 1508 DeSoto Road, which was formerly used as a meeting and banquet hall, was able to purchase 1500 and 1502 DeSoto Road, with the intention of redeveloping those lots as a principal use parking lot to support a future community commercial business use at 1508 DeSoto Road. They also noted that 1508 DeSoto Road was a non-conforming use in its former function as a banquet hall and would be difficult to retrofit for residential use. Equally, the proposed parking lots would currently require a conditional use approval by Ordinance but their inclusion in this rezoning effort would instead allow for review as a conditional use by the Board of Municipal and Zoning Appeals

(BMZA). The Commission also requested an amendment that would require 1504 DeSoto Road to be included in the rezoning.

This Bill does not have an operational or fiscal impact on DHCD and the property in reference is not located within any of DHCD's Impact Investment Areas or Community Development Zones but does fall within a Streamlined Code Enforcement Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill as the rezoning could facilitate returning a vacant structure and surrounding vacant lots to productive use within the Morrell Park neighborhood.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0517.

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0517 / REZONING - 1500, 1502, AND 1508 DESOTO ROAD		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: October 11, 2024

At its regular meeting of October 10, 2024, the Planning Commission considered City Council Bill #24-0517, for the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #24-0517 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0517 be **amended and approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Natawna Austin, Council Services
Mr. Joe Woolman, Esq., Applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

October 10, 2024

REQUEST: City Council Bill #24-0517/ Rezoning – 1500, 1502, and 1508 DeSoto Road:
For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 DeSoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

RECOMMENDATION: Adopt findings and approve with the following amendment:

- That approval of the rezoning is subject to the inclusion of 1504 DeSoto Road.

STAFF: Eric Tiso

PETITIONER: Joseph R. Woolman, III o/b/o Namdi Iwuoha

OWNER: Namdi Iwuoha

SITE/GENERAL AREA

Site Conditions: These properties are located on the south side of the street, east of the intersection with Georgetown Road, and they are all presently zoned R-6 residential. 1500 and 1502 DeSoto Road have had their former buildings demolished, and the lots are not unimproved. 1504 DeSoto road is improved by a two-story single-family detached dwelling. 1508 DeSoto Road is currently improved by a one-story commercial building measuring approximately 75' by 95' in depth that last authorized for use as a meeting and banquet hall. The DeSoto Park Playground is immediately adjacent to the southeast, and the Radha Govinda Pashupatinath Temple is located at the southeastern end of the block. Adjacent to the northwest is the corner of a residential block (zoned R-3 Residential) fronting on Georgetown Road. Also to the northwest fronting on DeSoto Road are the DeSoto Center, a distribution center on the southwest side of the street, and Amazing Heating & Air Conditioning on the northeast side of the street (zoned I-1 Industrial) before reaching the I-95 corridor.

General Area: This site is located along the northern edge of the Morrell Park neighborhood, which is bounded by I-95 on the north, Hollins Ferry Road on the east, the railroad tracks on the south, and West Patapsco Avenue on the west. The neighborhood has a mix of residential, commercial, and industrial uses. The northern and eastern portions of the neighborhood are predominantly residential interspersed with commercial uses, where the southern portions are predominantly industrial in nature.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ZONING CODE REQUIREMENTS

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) *Required findings of fact.*

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

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

ANALYSIS

The owner of 1508 DeSoto Road, a former meeting and banquet hall, was able to purchase 1500 and 1502 DeSoto Road, with the intention of redeveloping those lots as a principal use parking lot to support future a business use at 1508 DeSoto Road. Given that the former meeting and banquet hall use at 1508 DeSoto Road was a nonconforming use, it may not be changed to any other nonconforming use. The structure is likewise difficult to retrofit for residential purposes. As a result, the applicant is requesting rezoning to allow for a range of commercial uses. Likewise, in the R-6 zone, a principal use parking lot would require a conditional use approval by Ordinance; their inclusion in this rezoning effort will allow for review as a conditional use by the Board of Municipal and Zoning Appeals (BMZA) instead. At the recommendation of Planning staff, the applicant was able to obtain consent from the owner of 1504 DeSoto Road to be included in the rezoning bill so that the proposed C-2 is a compact and connected zone.

Required Findings:

Per §5-508(b)(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. The applicant has submitted a memo explaining and justifying their petition for rezoning.

Maryland Land Use Code – Requirements for Rezoning:

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2023)). In reviewing this request, the staff finds that:

- 1. The Plan:** There are no specific master plan or neighborhood plan elements that seek to retain residential development in this area.
- 2. The needs of Baltimore City:** This small assemblage of property will not make a significant impact to the City as a whole.
- 3. The needs of the particular neighborhood:** The rezoning of these properties will allow for the redevelopment of a lot that is limited to one a nonconforming use that has been discontinued. Staff notes that 1508 DeSoto Road would be eligible for use as a *Neighborhood Commercial Establishment* (NCE), which has a limited palette of seven non-residential uses. The typical example of an NCE use is for the reuse of smaller buildings, typically in our denser neighborhoods. Due to the size of the vacant building, its reuse in that way may be difficult.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2023)). The findings of fact include:

- 1. Population changes;** Between the 2010 Census (4,203 residents) and the 2020 Census (3,970), the neighborhood statistical area has lost about 233 residents.
- 2. The availability of public facilities;** The area is well served by public facilities and infrastructure, which will not be impacted by the proposed rezoning.
- 3. Present and future transportation patterns;** The rezoning of these four parcels will not be significant enough to impact local traffic or overall transportation patterns.
- 4. Compatibility with existing and proposed development for the area;** These parcels are located on the edge between residential and industrial areas. The placement of small commercial nodes at these transitions between otherwise incompatible zoning areas is typical around the City.
- 5. The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department recommends approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.
- 6. The relation of the proposed amendment to the City's plan.** There are no specific adopted plans affecting this area.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** This site straddles the boundary of residential and industrial areas, as well as the adjacent park.
- (ii) **the zoning classification of other property within the general area of the property in question;** These properties are at the intersection of R-3 and R-6 residential zoning, OS open space for the adjacent park, as well as I-1 and I-2 industrial zoning.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification; and** These parcels are suitable for redevelopment for a range of possible uses. We note that 1504 DeSoto Road is not owned by the applicant, but that its owner has signed an agreement to join in the proposed rezoning. Without this owner’s agreement, the proposed C-2 zoning will be broken into two disconnected parts. For that reason, inclusion of 1504 in the rezoning effort should be required.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** Planning is not aware of a significant change in the development patterns in the immediate area.

Background: We understand that the applicant intends to develop 1500 and 1502 DeSoto Road for a principal-use parking lot that will support the future commercial redevelopment at 1508 DeSoto Road.

Equity:

This project will allow for the redevelopment of a vacant building and unimproved lots. We do not anticipate that there will be any impacts to the surrounding community as a result of this project. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Morrell Park Community Association has been notified of this action.



Chris Ryer
Director



MEMORANDUM

DATE: May 15, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0517

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0517 introduced by Councilmember Porter.

PURPOSE

To rezone properties at 1500, 1502, and 1508 Desoto Road from the R-6 Zoning District to C-2 Zoning District.

BRIEF HISTORY

The owner of the existing commercial building at 1508 Desoto Rd has purchased two vacant properties to be converted to parking for the future business operator. However, in order to establish parking on the properties, they must be re-zoned away from R-6. The rezoning of these properties will increase opportunities for commercial use and community gathering space in the area and repurpose three vacant commercial and residential sites. There is no community opposition to the project.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0517. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor’s Office of Government Relations
Sophia Gebrehiwot, Mayor’s Office of Government Relations

[CEII]



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	May 6, 2024
SUBJECT	24-0517 Rezoning - 1500, 1502, and 1508 Desoto Road

Position: No Objection

Introduction

Rezoning - 1500, 1502, and 1508 Desoto Road For the purpose of changing the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

DOT Analysis

Council Bill 24-0517 would convert three lots from the R-6 to the C-2 zoning district. R-6 zoning permits low-density rowhouse or similar developments, whereas C-2 zoning allows for denser commercial and mixes uses. The lots in question are dilapidated and in disrepair. Allowing for a different use may incentivize redevelopment of these properties.

Conclusion

The Department foresees no fiscal or operational impact and therefore has no objection to the advancement of Council Bill 24-0502.

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

April 22, 2024

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: CC Bill #24-0517 Rezoning- 1500, 1502 and 1508 Desoto Road

Ladies and Gentlemen:

City Council Bill No. 24-0517 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0517 is to change the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765; Lots 7,14, and 15), from the R-6 Zoning District to the C-2 Zoning District. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: May 14, 2024

Subject: City Council Bill 24-0517

I am herein reporting on City Council Bill 24-0517 introduced by Councilmember Porter at the request of Joseph R. Woolman, III o/bo Namdi Iwuoha.

The purpose of this bill is to change the zoning for the properties known as 1500, 1502, and 1508 Desoto Road (Block 7765, Lot 7, 14, and 15), from the R-6 Zoning District to the C-2 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The proposed legislation does not mention parking. PABC staff conducted a site visit in May 2024. The parcels indicated in the legislation are not adjacent to any programs managed by the PABC.

The applicant intends to use the rezoned property for a community commercial use. When building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that effects of parking and loading are mitigated.

Based on the comments above, the PABC respectfully requests a favorable report for City Council Bill 24-0517.

Additional Materials

BILL # 24-0517

STATEMENT OF INTENT

FOR

1500,1502 and 1508 Desoto Rd.

{Address}

Block 7765; Lots 7,14,15

1. Applicant's Contact Information:

Name: 1508 Desoto Rd, LLC c /o Joseph R. Woolman, III, Silverman, Thompson, Slutkin and White

Mailing Address: 400 East Pratt Street, 9th Floor, Baltimore, MD 21202

Telephone Number: 410-385-2225

Email Address: jwoolman@silvermanthompson.com

2. All Proposed Zoning Changes for the Property:

Rezone the above-referenced property from the R-6 Zoning District to the C-2 Zoning District

3. All Intended Uses of the Property:

Community Commercial

4. Current Owner's Contact Information:

Name: Namdi Iwuoha

Mailing Address: 1501 S. Edgewood Street, STE D Baltimore, MD 21227

Telephone Number: 410-385-2225

Email Address: niwuoha@avalon-jln.com

5. Property Acquisition:

The property was acquired by the current owner on December 29th, 2016 by deed recorded in the Land Records of Baltimore City in Liber 18750 Folio 0442 .

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

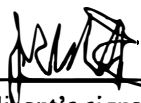
7. Agency:

- (a) The applicant is is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*:

Namdi
Iwuoha

AFFIDAVIT

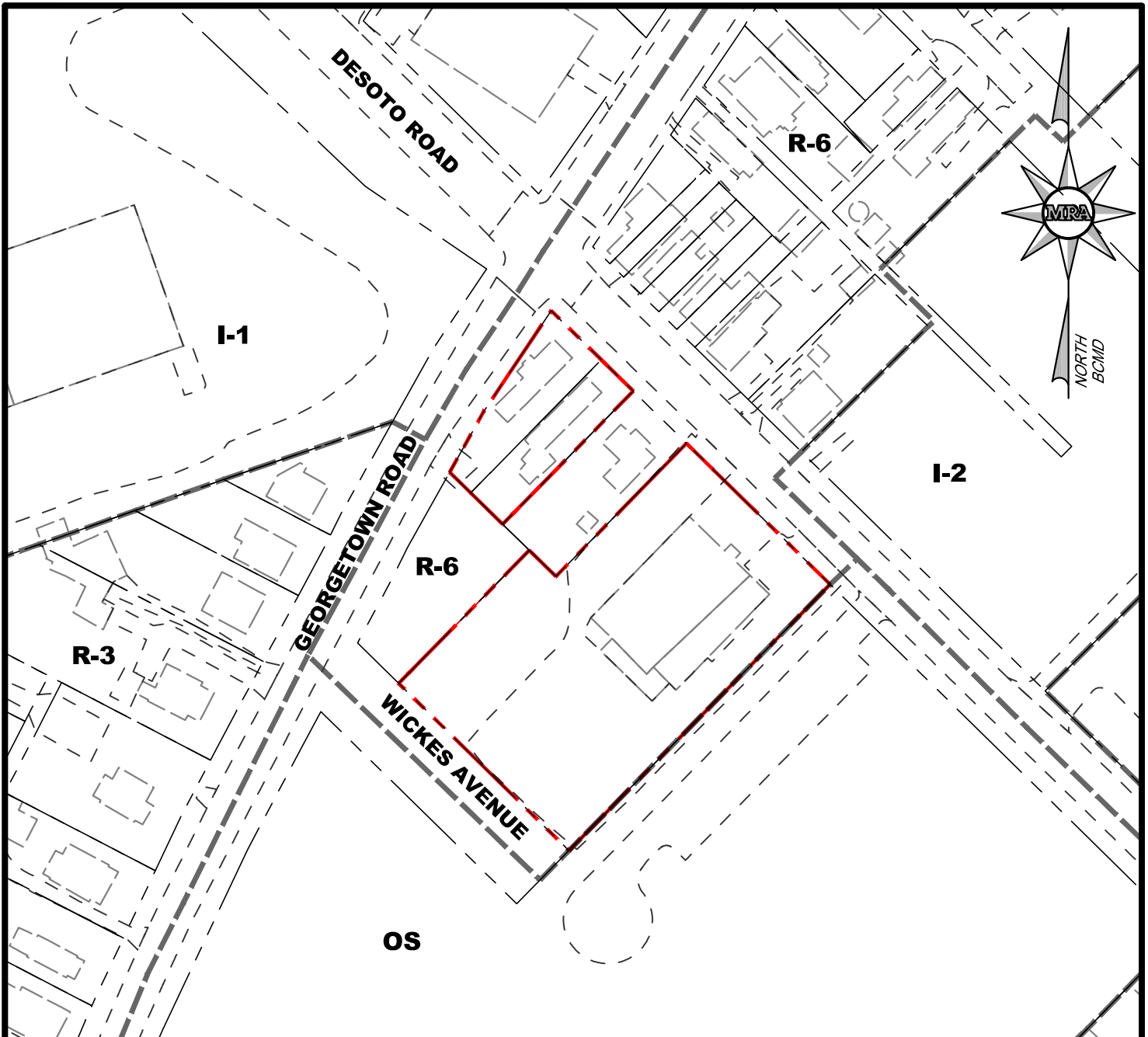
I, Joseph R. Woolman, III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

4-2-24

Date



_____ MAYOR

_____ PRESIDENT CITY COUNCIL

NOTE:
 IN CONNECTION WITH THE PROPERTY
 KNOWN AS 1508 DESOTO ROAD, THIS
 APPLICANT WISHES TO REQUEST THE
 REZONING OF THE AFOREMENTIONED
 PROPERTY FROM R-6 ZONING TO C-2
 ZONING AS OUTLINED IN RED ABOVE.



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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 (410) 821-1690
 DKESSLER@MRAGTA.COM
 MRAGTA.COM
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1500-1508 DESOTO ROAD

LOT 7,14,15

WARD 25, SECTION 20, BLOCK 7765
 BALTIMORE CITY, MARYLAND

SCALE: 1" = 100'	DATE: 04/01/2024	DRAWN BY: APJ	DESIGN BY: APJ	REVIEW BY: JLB	JOB NO. :
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CITY OF BALTIMORE
COUNCIL BILL 24-0517
(First Reader)

Introduced by: Councilmember Porter
At the request of: Joseph R. Woolman, III o/bo Namdi Iwuoha
Address: Silverman, Thompson, Slutkin, and White
400 East Pratt Street, 9th Floor
Baltimore, MD 21202
Telephone: (410) 385-2225

Introduced and read first time: April 8, 2024

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1500, 1502, and 1508 Desoto Road**

3 FOR the purpose of changing the zoning for the properties known as 1500, 1502, and 1508
4 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the accompanying plat,
5 from the R-6 Zoning District to the C-2 Zoning District.

6 BY amending

7 Article - Zoning
8 Zoning District Maps
9 Sheet 73
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 73 of the Zoning District Maps is amended by changing from the R-6 Zoning District to
14 the C-2 Zoning District the property known as properties known as 1500, 1502, and 1508
15 Desoto Road (Block 7765; Lots 7, 14, and 15), as outlined in red on the plat accompanying this
16 Ordinance.

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

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

Council Bill 24-0517

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.