

Introduced by: Councilmember Middleton

At the request of: First St. Stephens Baptist Church

Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227

Telephone: 443-463-1381

Prepared by: Department of Legislative Reference

Date: May 15, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0074

A BILL ENTITLED

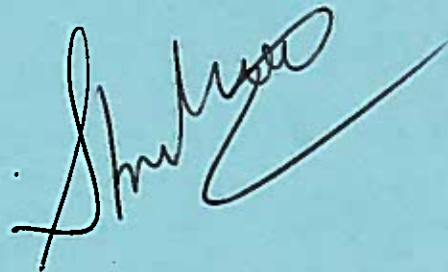
AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
3023 Virginia Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning
Section(s) 4-604 and 14-102
Baltimore City Revised Code
(Edition 2000)



No. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other:

Other:

Other:

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other:

Other:

Boards and Commissions

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

—:reht

—:reth

Other:

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Marketing Authority Board

Learning Commission

Wage Commission

Other:

Other:

Other:

CITY OF BALTIMORE
ORDINANCE **19 • 243**
Council Bill 17-0074

Introduced by: Councilmember Middleton

At the request of: First St. Stephens Baptist Church

Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227

Telephone: 443-463-1381

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: March 18, 2019

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Parking, Open Off-Street Area –
3023 Virginia Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning

Section(s) 4-604 and 14-102

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-604 and 14-102, subject to the ~~condition that the~~ following conditions:

1. The proposed parking lot plan must be approved by the Site Plan Review Committee.

2. The parking, open off-street area complies must comply with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of

EXPLANATION: CAPITALS indicate matter added to existing law.

[Brackets] indicate matter deleted from existing law.

Underlining indicates matter added to the bill by amendment.

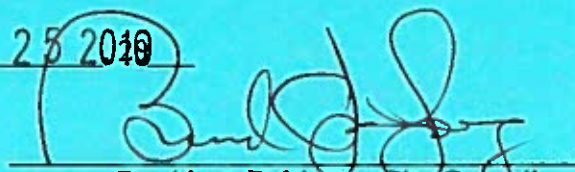
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0074

1 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
2 the Zoning Administrator.

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

Certified as duly passed this _____ day of MAR 25 2019



President, Baltimore City Council


Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 25 2019



Chief Clerk


Approved this 24th day of April, 2019



Mayor, Baltimore City

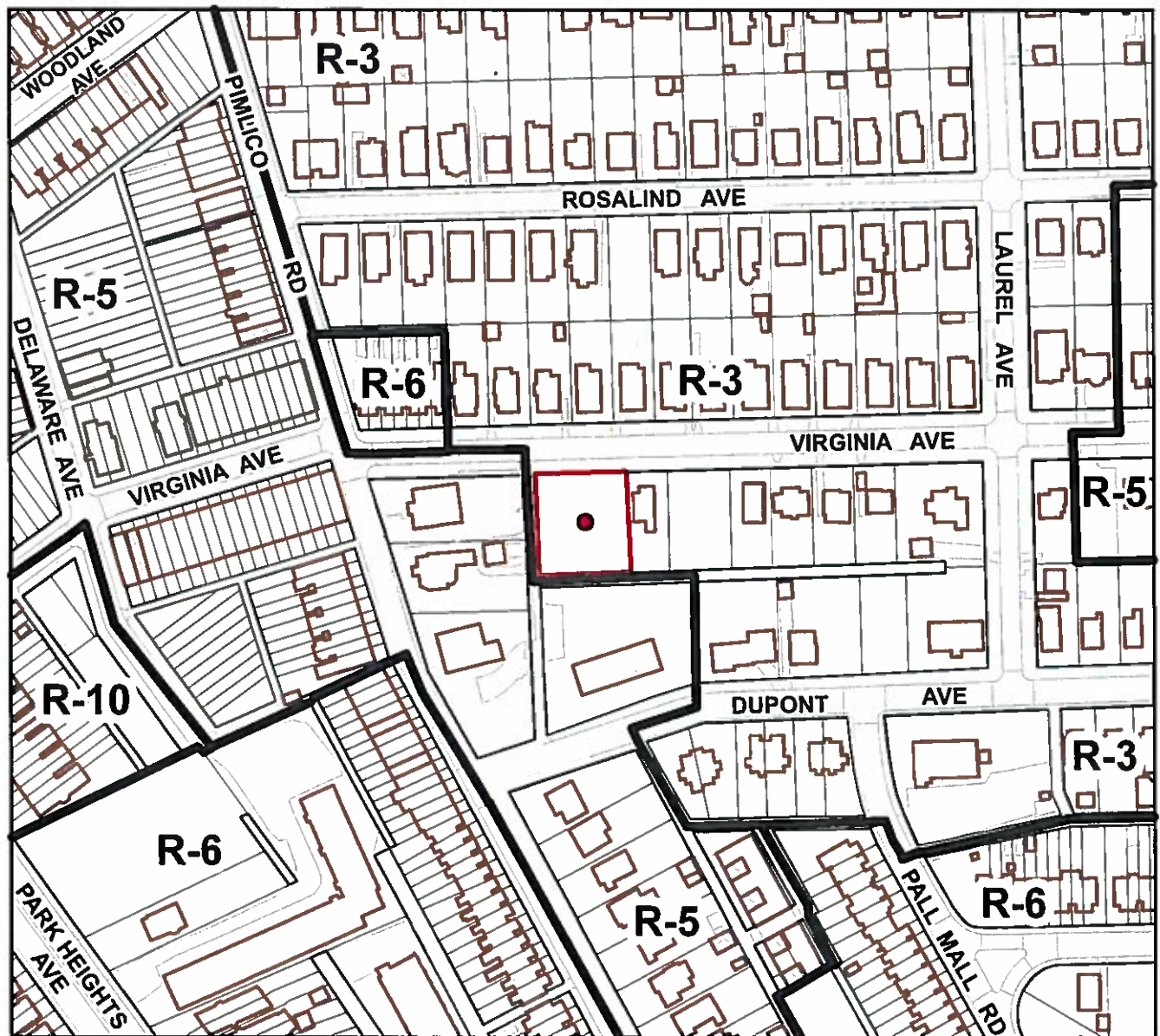
Approved For Form and Legal Sufficiency

This 17th Day of April 2019



Chief Solicitor

**SHEET NO. 13 OF THE ZONING MAP OF THE
ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

Note:

In Connection With Property Known As No. 3023 VIRGINIA AVENUE.
The Applicant Wishes To Request The Conditional Use Of The
Aforementioned Property As A Parking Lot, As Outlined
In Red Above.

WARD 27 SECTION 18

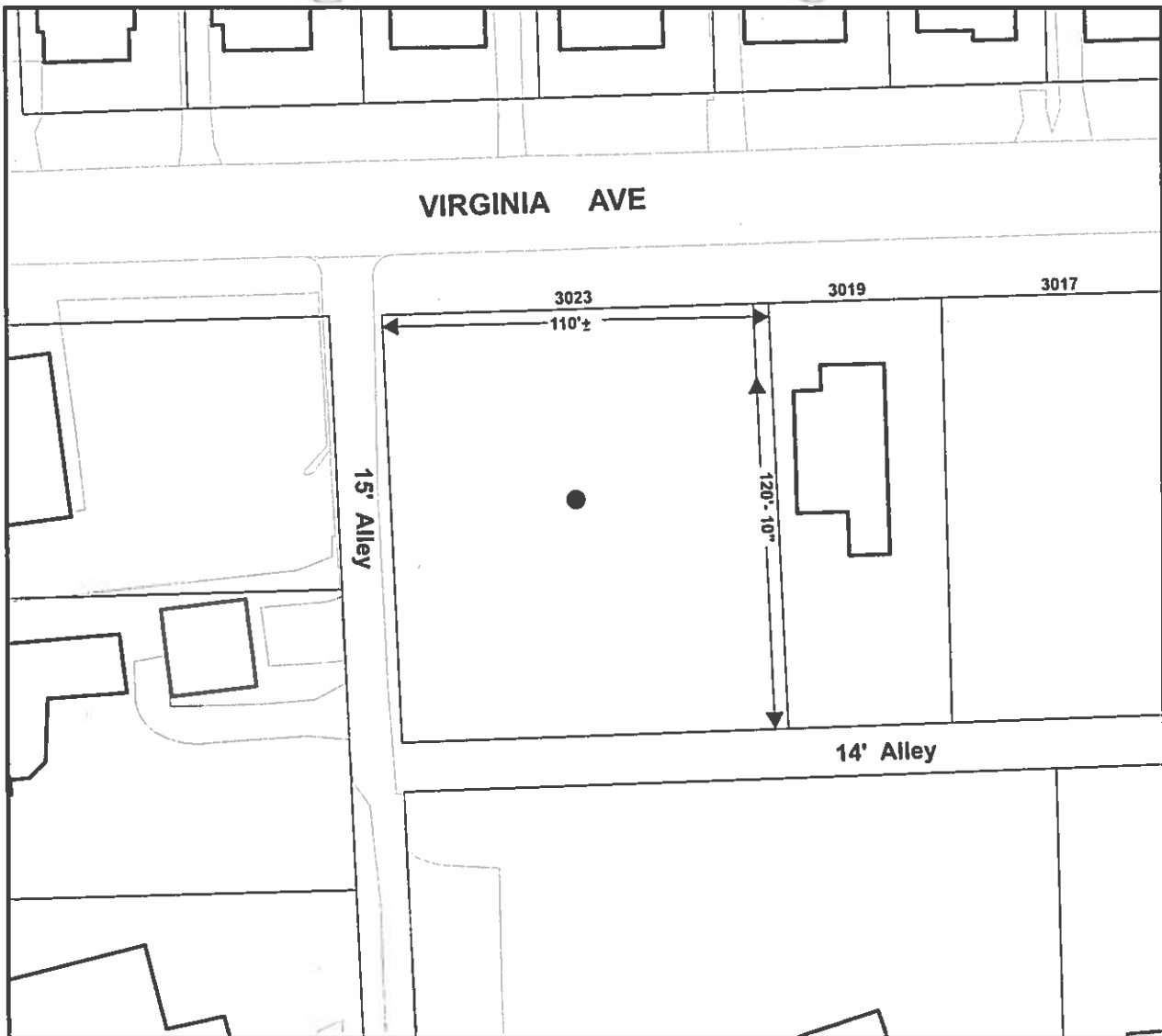
BLOCK 4810 LOT 35

MAYOR

 PRESIDENT CITY COUNCIL

79





Scale: 1" = 50'

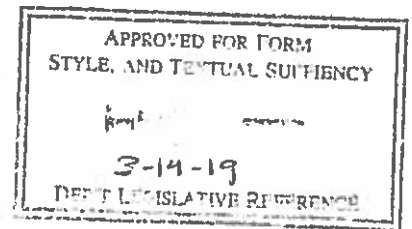
3023 VIRGINIA AVENUE

Sheet #2



10-10-10

AMENDMENTS TO COUNCIL BILL 17-0074
(1st Reader Copy)



By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in line 16, strike “condition that the” and substitute “following conditions”:

1. The proposed parking lot plan must be approved by the Site Plan Review Committee.
2. The”;

and, in line 16, strike “complies” and substitute “must comply”.

ADOPTED

LAND USE AND TRANSPORTATION COMMITTEE

FINDING OF FACTS

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE: THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR

City Council Bill No. 17-0074

Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

ADOPTED

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

Title 14-205

After consideration of:

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

The site is sufficiently large to provide adequate area for a parking lot. The Department of Planning has determined that the site plan captures all of the required guidelines.

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

The Parking Authority of Baltimore reviewed the bill as well as the proposed development plat. The bill was submitted prior to June 5, 2017, it can be reviewed under the previous Zoning Ordinance. Under the ordinance and the associated zoning map, the subject parcel was located in the R-3 zoning district, which allowed parking lots as a principal use subject to \$4-4204 and \$4-206 as well as other applicable provisions.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it is intended to serve, is an existing church that is proposed to be expanded and that expansion will have to meet the parking requirements. The project map site plan shows that 40 parking spaces will be located on the lot, with two parking spaces being handicap accessible. The expanded church use will need to meet the requirements as listed in the zoning ordinance. The access to this proposed parking lot is through a 15-foot wide alley, which exceeds the minimum required width of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

The Parking Authority of Baltimore City does not oppose passage of the bill. The Department of Transportation also supports passage of the bill.

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

The surrounding community will not be negatively impacted by this development.

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

The conditional use will not endanger the public or be contrary to their interest.

- (5) accessibility of the premises for fire and police protection;

There is sufficient access to the site for police and fire service.

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

The site will not impair access to light and air of surrounding properties.

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

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

(9) the provisions of the City Master Plan:

(10) the provisions of any applicable Urban Renewal Plan:

The use is not precluded by any other law.

(11) all applicable standards and requirements of this article;

Subject to the requirements of the Site Plan Review Committee (SPRC) the site will meet the City's requirements for parking lots.

(12) any other matters considered to be in the interest of the general welfare.

The conditional use will be granted under:

Title 14-103

After imposition of the following condition(s):

The proposed parking lot plan must be approved by the Site Plan Review Committee.

Upon finding that:

(1) the condition is necessary or desirable to reduce or minimize any effect of the use on other properties in the neighborhood;

(2) the condition is necessary or desirable to secure compliance with the standards and requirements of this title; and

(3) the condition is necessary or desirable to better carry out the intent and purposes of this article.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report - The findings listed above have been transferred from the Planning Commission's report dated June 16, 2017 and the Department of Planning's report dated: June 15, 2017

[X] Testimony presented at the Committee hearing



Oral – Witness Name:

- o Mr. Eric Tiso, Department of Planning
- o Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City

Written – Submitted by: (Include documents that have relevant facts only)



- Planning Commission report dated June 16, 2017
- Department of Planning staff report dated June 15, 2017
- Parking Authority of Baltimore City dated June 23, 2017

LAND USE AND TRANSPORTATION COMMITTEE:


Chairman

Member

Member

Member


Member

Member

Member

Member



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE:

March 13, 2019

BILL#: 17-0074

BILL TITLE: Zoning - Conditional Use Parking, Open Off-Street Area - 3023
Virginia Avenue

MOTION BY:

Clark

SECONDED BY:

Middleton

☐ FAVORABLE

☒ FAVORABLE WITH AMENDMENTS

☐ UNFAVORABLE

☐ WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>5</u>		<u>2</u>	

CHAIRPERSON:

Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates

, Initials:

JLC



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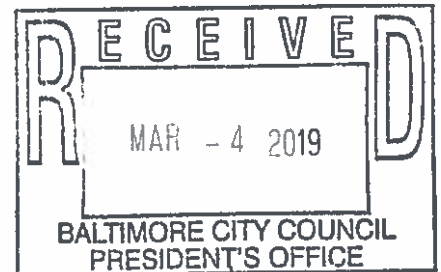
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Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 17-0074

Today's Date: 2-26-19

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



Address: 3023 VIRGINIA AVE

Date Posted: REPOSTED FEB. 21, 2019

Applicant's Name: ANDRE' T. BROWN / MULTI-BUILD DEVELOPERS, INC
Address: 1922 WOODSIDE AVE., BALTIMORE, MD. 21227
Telephone: 443-463-1381
E-MAIL: andretbrown47@gmail.com

- 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

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

Order #: 11706578
Case #:
Description:

The Land Use and Transportation Committee of the Baltimore City Council will meet Wednesday, March 13, 2019 as listed below in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/22/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

PUBLIC NOTICE BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE

The Land Use and Transportation Committee of the Baltimore City Council will meet Wednesday, March 13, 2019 as listed below in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct public hearings rescheduled from February 20, 2019 due to inclement weather:

1:00 p.m. CC Bill 17-0074 - Zoning - Conditional Use Parking, Open Off-Street Area - 3023

Virginia Avenue

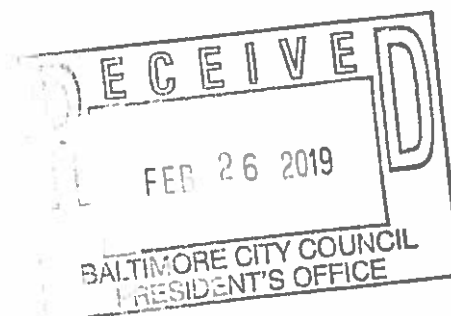
1:06 p.m. CC Bill 18-0287 Ordinance - Zoning - Conditional Use Conversion of a Single-

Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances -

1235 West Lafayette Avenue

For information contact committee staff at (410) 396-1260

122





300 E. Cromwell Street
Baltimore, Maryland 21230
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 6114700

Sold To:

Andre T. Brown - CU80031912
1922 Woodside Ave
Baltimore, MD 21227

Bill To:

Andre T. Brown - CU80031912
1922 Woodside Ave
Baltimore, MD 21227

Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Feb 05, 2019

The Baltimore Sun Media Group

By S. Wilkinson

Subscribed and sworn to before me this 5 day of Feb 2019

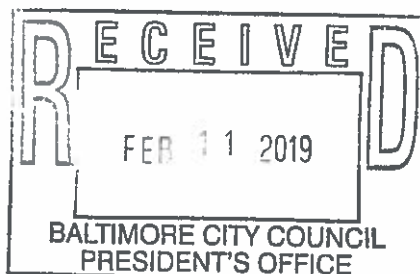
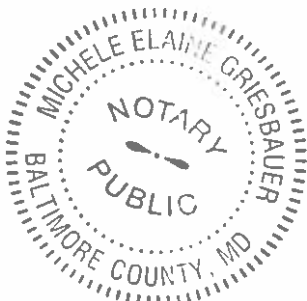
By

Michele Elaine

Notary Public

My commission expires

10/5/19



**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
17-0074**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 20, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0074.

CC 17-0074 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-604 and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant First St. Stephens Baptist Church
For more information contact Committee Staff at 410-396-1260.

EDWARD REISINGER
Chair

TBS6114700 2/5/2019



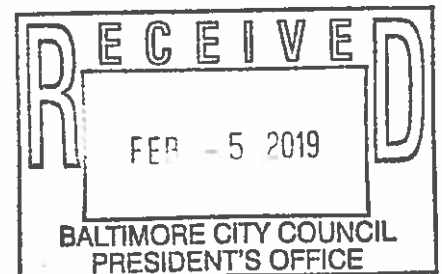
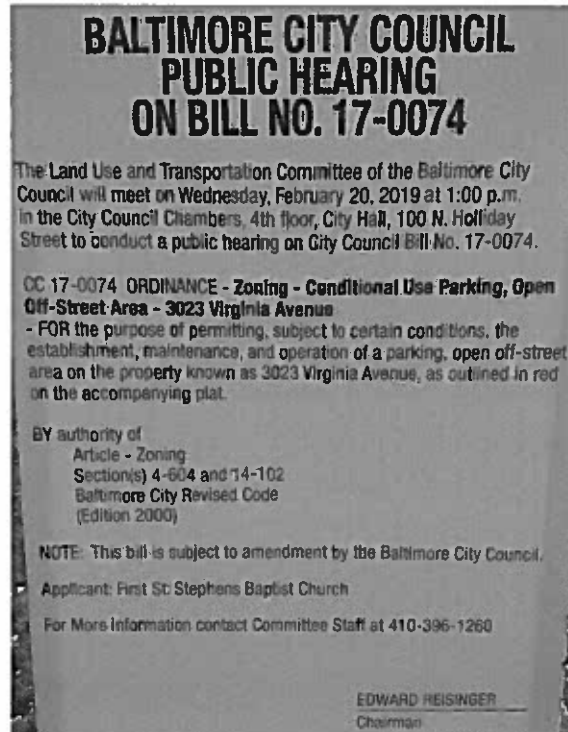
1970-1971

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

City Council Bill No.:

Today's Date: 2/5/2019

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



Address: 3023 Virginia Avenue

Date Posted: 2/3/2019

Applicant's Name: Andre T. Brown

Address: 1922 Woodside Avenue , Baltimore, MD 21227

Telephone: 443-463-1381

- *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*

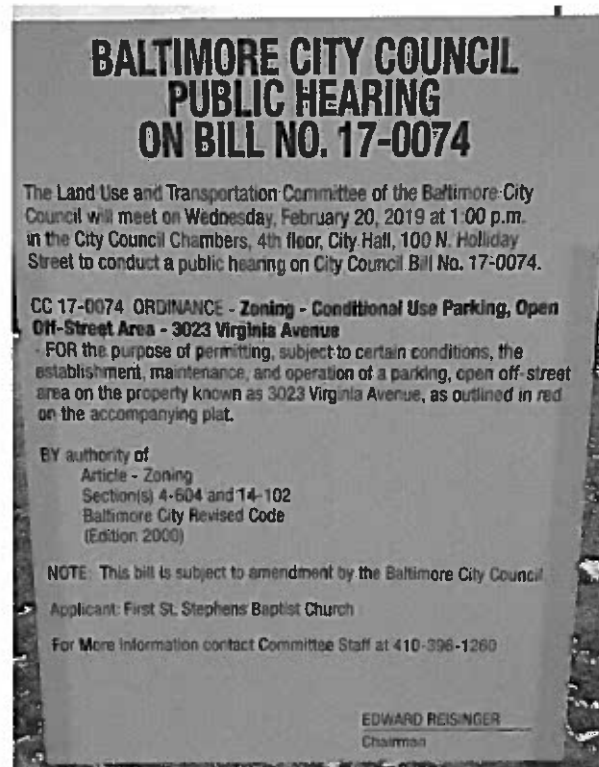
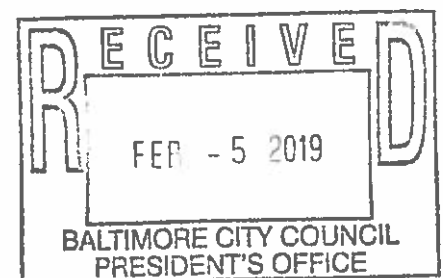


Photo Bill No. 17-0074 @ 3023 Virginia Avenue Posted 2/3/2019



Background Photo Bill No. 17-0074 @ 3023 Virginia Ave.
Posted 2/3/2019

CERTIFICATE OF POSTING

ATTENTION: NATAWNA B. AUSTIN

DATE: 2/10/2018

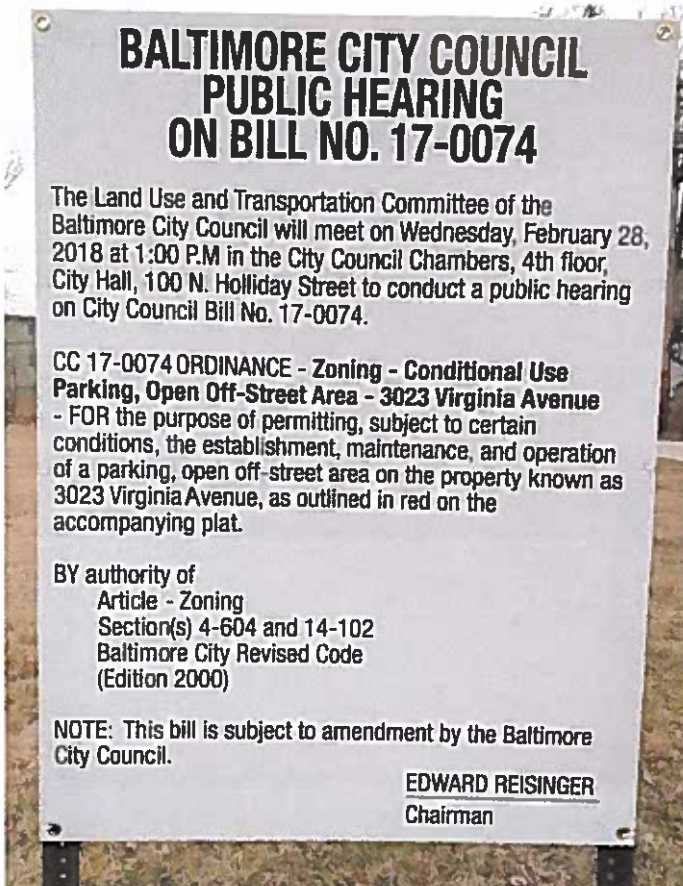
Bill Number: CC 17-0074

Petitioner / Developer: ANDRE BROWN

Date of Hearing: FEBRUARY 28, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3023 VIRGINIA AVENUE

The sign(s) were posted on: **FEBRUARY 10, 2018**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

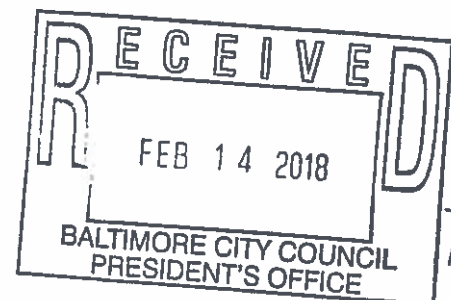




Diagram 1: Side View of the Object

Diagram 2: Top View of the Object



Background Photo Bill Number 17-0074 ~ 3023 Virginia Ave.



1. ...

CERTIFICATE OF POSTING

ATTENTION: NATAWNA B. AUSTIN

DATE: 2/10/2018

Bill Number: CC 17-0074

Petitioner / Developer: ANDRE BROWN

Date of Hearing: FEBRUARY 28, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3023 VIRGINIA AVENUE

The sign(s) were posted on: FEBRUARY 10, 2018

**BALTIMORE CITY COUNCIL
PUBLIC HEARING
ON BILL NO. 17-0074**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 28, 2018 at 1:00 P.M. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0074.

**CC 17-0074 ORDINANCE - Zoning - Conditional Use
Parking, Open Off-Street Area - 3023 Virginia Avenue**
- FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

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(Edition 2000)

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

EDWARD REISINGER
Chairman

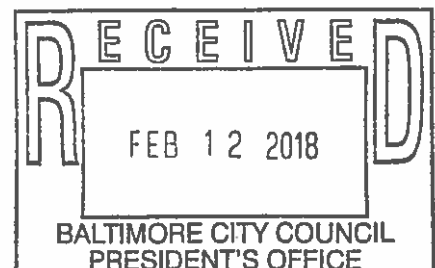
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

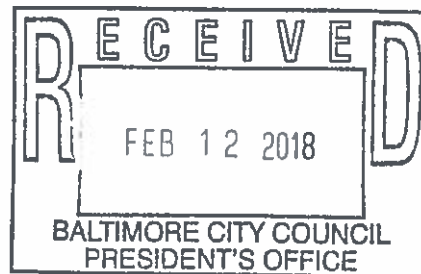
Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)





Background Photo Bill Number 17-0074 ~ 3023 Virginia Ave.



Multi-Build Developers, Inc.

1922 Woodside Avenue Baltimore, Maryland 21227 (410) 247-5028

January 25, 2018

**Office of City Council President Bernard C. "Jack" Young
Executive Secretary of Baltimore City Council**

Attn: Ms. Natawna B. Austin

100 Holliday Street, Room 409

Baltimore, Maryland 21202

E-Mail; Natawnab.Autin@baltimorecity.gov

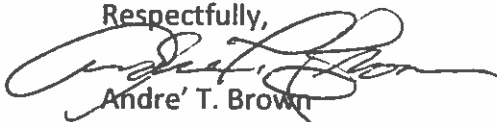
**Reference: Submittal of Requested "Notice of Introduction Sign" for
3023 Virginia Avenue, per Bill No. 17-0074**

Dear Ms. Austin:

Please find enclosed a copy of the **requested "Notice of Introduction" sign** obtained from Mrs. Nancy Ray and Posted on the property 5/19/2017 through June 29, 2017 (see attached photo for verification).

I have contacted Ms. Linda O'Keefe for a price to fabricate and erect the requested "Hearing Sign Notification" by February 1, 2018. I am awaiting confirmation cost from Baltimore Sun Paper, Ms. Michele Griesbauer. I appreciate your assistance and will keep you informed of completing the requested task. Thanking you in advance and I remain,

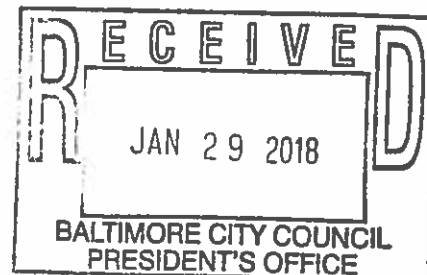
Respectfully,



Andre' T. Brown
Senior Proj. Coord.
Cell: 443-463-1381

ATB/

Cc: FSSBC
Don Hicks Engineering
File



Attachment: one photo

Phil:4;13

"NOTICE OF INTRODUCTION" SIGN - POSTING REQUIRED
(For Conditional Use, Planned Unit Development and Rezoning Ordinances)

Each applicant requesting authorization of the City Council for a conditional use, a change in the zoning classification of property, or a planned unit development is required to post in a conspicuous place on the property a sign giving notice of the requested authorization or zoning classification change. The property must be posted for at least 30 days beginning one week after the bill is introduced in the City Council. Signs are provided by the Department of Legislative Reference (396-4730) for a \$20.00 fee.

"NOTICE OF INTRODUCTION" SIGN

ZONING NOTICE	
TO WHOM IT MAY CONCERN:	
NOTICE IS HEREBY GIVEN THAT CITY COUNCIL BILL NO. <u>17-0074</u> HAS BEEN INTRODUCED INTO THE CITY COUNCIL OF BALTIMORE.	
THE PROPERTY KNOWN AS: <u>3023 Virginia Avenue</u>	
IS PROPOSED TO BE	<input type="checkbox"/> REZONED FROM: _____ TO _____
	<input checked="" type="checkbox"/> CONDITIONAL USE AS: <u>parking, open off-street area</u>
	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT: _____
	<input type="checkbox"/> OTHER: _____
BY AUTHORITY OF ARTICLE 30 - ZONING, BALTIMORE CITY CODE	

The "Notice of Introduction" sign must be posted on the property as follows:

- A. The sign must be posted in a conspicuous manner on the front side of the property, not over ten feet above the ground level, and where it will be clearly visible and legible to the public.
- B. The sign must be posted not later than one week after introduction of the bill and must remain posted for 30 days thereafter.
- C. The sign must be maintained in good condition the entire time it is posted. Where proposed changes are to be at the rear of the property, the sign must nevertheless be posted on the front of the premises, unless otherwise directed.

FOR DEPARTMENT OF LEGISLATIVE REFERENCE

Property Owner: FIRST ST. STEPHEN BAPTIST CHURCH

Authorized Representative: REV. AGGIE L. BROWN

Address: 4663 PIMLICO ROAD, BALTIMORE, MARYLAND 21215

Bill No. 17-0074 Sign Picked Up By: [Signature]
SIGNATURE OF PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE

Type of Change Requested by the Bill (check one):
☒ Conditional Use ☐ Rezoning ☐ Planned Unit Development

NOTE:

- Prior to the public hearing on the bill, the Certificate of Posting at the bottom of this form must be dated, signed, and returned to: Baltimore City Council Office, Executive Secretary, Room 409 City Hall, 100 N. Holliday Street, Baltimore, Maryland 21202.
- A second sign ("Notice of Hearing") will be required to be posted before the public hearing. Information about the "Notice of Hearing" sign can be obtained from the Executive Secretary of the Baltimore City Council (396-4800.)

Certificate of Posting

Baltimore, MD MAY 19, 2007

I hereby certify that the sign relating to City Council Bill 17-0074 introduced on 5/15, 2007 was posted on the premises in question from MAY 19, 2007 to JUNE 29, 2007 in accordance with the above instructions.

"SIGN STILL POSTED"

[Signature]
SIGNATURE OF PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE

To Whom It May Concern:

NOTICE

Notice is hereby given by the Baltimore City Planning Commission that a Public Hearing has been scheduled for the following project:

Address: 3023 Virginia Avenue

Description: Conditional Use Parking, Open Off-Street Area

Applicant: Rev. Aggie Brown
First St. Stephen's Baptist Church
4663 Pimlico Road
Baltimore, MD 21215

A Public Hearing will be held on:

June 15, 2017, at 2:00 PM
in the Phoebe B. Stanton Boardroom,
417 E. Fayette Street, 8th Floor. The building
is ADA accessible.

To review plans, contact the Baltimore City
Department of Planning at (410) 396-PLAN.

ZONING NOTICE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT
CITY COUNCIL BILL NO. 100
HAS BEEN INTRODUCED IN
CITY COUNCIL OF BALTIMORE
PROPERTY KNOWN AS

IS PROPOSED TO BE

TO: Andre Brown, First St. Stephens Baptist Church

FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council

DATE: January 24, 2018

RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0074

Date: Wednesday, February 28, 2018

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, FEBRUARY 14, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0074

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 28, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0074.

CC 17-0074 ORDINANCE - **Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-604 and 14-102
Baltimore City Revised Code
(Edition 2000)

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

EDWARD REISINGER


Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Andre Brown
1922 Woodside Avenue
Baltimore, MD 21227
443-463-1381

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0074 / ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 3023 VIRGINIA AVENUE		

TO

DATE:

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

June 16, 2017

At its regular meeting of June 15, 2017, the Planning Commission considered City Council Bill #17-0074, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0074, subject to the proposed parking lot plan being approved by the Site Plan Review Committee, and adopted the following resolution; seven members being present (seven in favor).

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0074 be approved by the City Council, subject to the requirements of the Site Plan Review Committee (SPRC).

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Rev. Aggie L. Brown

Fav w/ comments



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: City Council Bill #17-0074/ Zoning – Conditional Use Parking, Open Off-Street Area – 3023 Virginia Avenue:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval, subject to the following condition:

- That the proposed parking lot plan be approved by the Site Plan Review Committee (SPRC).

STAFF: Eric Tiso

PETITIONER(S): First St. Stephen's Baptist Church, c/o Rev. Aggie L. Brown

OWNER: First St. Stephen's Baptist Church

SITE/GENERAL AREA

Site Conditions: 3023 Virginia Avenue is located on the south side of the street, approximately 200' east of the intersection with Pimlico Road, between the church building at 4663 Pimlico Road, and the church's day care center at 3019 Virginia Avenue. The property measures approximately 110' by 120'10", and is currently unimproved.

General Area: This property is located within the Cylburn community, which is predominantly residential in nature, comprised of a variety of single-family housing types and institutional uses (i.e. a school and places of worship).

HISTORY

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

ANALYSIS

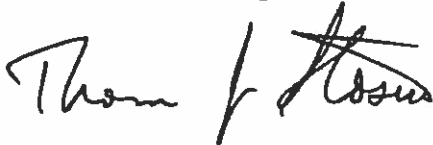
Background: This bill proposes to approve a conditional use parking lot for this property, to support the associated church and day care center. This site was previously improved with a home that was demolished approximately ten years or so ago. The church now seeks to construct the parking lot to serve both the church and the associated day care center on either side. The development of this parking lot is also expected to be the first phase of improvements, which will provide sufficient parking so that a future church building expansion over the existing accessory parking area will be possible.

Conditional Use: As the bill was introduced before June 5, 2017, all references in this staff report will be to the prior 1971 Zoning Code, which was in effect at the time of application. At the time of filing, this property was zoned R-3 residential, in which "parking facilities, open area for three or more motor vehicles" was a conditional use that required approval by Ordinance. For conditional uses, the Zoning Code required (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Below is the staff's review of the required findings and considerations of §§ 14-204 and 14-205 of the 1971 Zoning Code: Staff finds that the site is sufficiently large to provide adequate area for a parking lot, that traffic patterns and the surrounding community will not be negatively impacted by this development, that there is sufficient access to the site for police and fire service and that the conditional use will not endanger the public or be contrary to their interest, that this use is not precluded by any other law, that the site will not impair access to light and air of surrounding properties, and that subject to the requirements of the Site Plan Review Committee (SPRC) that it will meet the City's requirements for parking lots. We recommend the Planning Commission find the same.

Notification: Park Heights Renaissance, Inc., the Cylburn Community Association, and the Pimlico Terrace Neighborhood Association have been notified of this action.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

February 1, 2018

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

RE: **CC Bill #17-074: Conditional Use - Open, Off-street Parking Lot –**
3023 Virginia Avenue

Ladies and Gentlemen:

City Council Bill No. 17-074 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. 17-074 is to permit, subject to certain conditions, the establishment, maintenance, and operation of an open, off-street parking lot on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

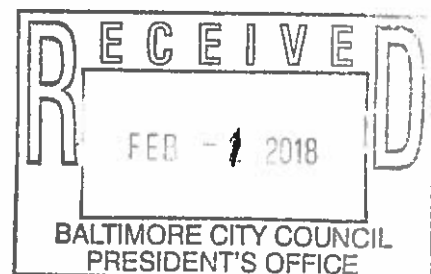
The BMZA has reviewed the legislation and defers to the report and recommendation of the Planning Commission in support of City Council Bill No. 17-074.

Sincerely,


Derek J. Baumgardner
Acting Executive Director

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

*Defers to Planning,
favorable*



Note: All BMZA bill reports can be found online via the Legistar database search tool found at:
<https://baltimore.legistar.com/Legislation.aspx>

FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill Report 17-0074		

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 17-0074 - Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

INTRODUCTION – Zoning for conditional use parking in the 6th district.

PURPOSE/PLANS – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

The proposed will have no impact on the Department of Transportation.

BRIEF HISTORY – Not applicable

FISCAL IMPACT – Not applicable

AGENCY/DEPARTMENT POSITION –

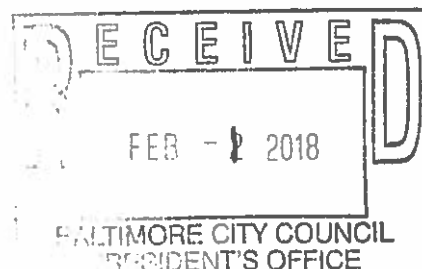
The Department of Transportation supports City Council 17-0074.

If you have any questions, please do not hesitate to contact Katelyn McCauley, at Katelyn.McCauley@baltimorecity.gov, or (443) 677-9391.

Sincerely,



Michelle Pourciau
Director



**CITY OF BALTIMORE
COUNCIL BILL 17-0074
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: First St. Stephens Baptist Church

Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227

Telephone: 443-463-1381

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
3023 Virginia Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning

Section(s) 4-604 and 14-102

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-604 and 14-102, subject to the condition that the parking, open off-street area complies with all applicable federal, state, and local licensing and certification requirements.

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

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

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

3023 VIRGINIA AVENUE
(Address)

1. Applicant's Contact Information:

Name: ALDRE T. BROWN (MOSE-BUILD DEVELOPERS, INC.)
Mailing Address: 1922 WOODSIDE AVENUE
BALTIMORE, MARYLAND 21227
Telephone Number: 410-463-7381 (CELL) 410-247-5028 (OFFICE)
Email Address: AndreTBrown47@gmail.com

2. All Proposed Zoning Changes for the Property: N/A

3. All Intended Uses of the Property: OFF-STREET VEHICLE PARKING FOR
CHURCH USE ONLY

4. Current Owner's Contact Information:

Name: FIRST ST. STEPHEN'S BAPTIST CHURCH, INC (REV. AGGIE L. BROWN)
Mailing Address: 4663 PINNICK ROAD, BALTIMORE, MARYLAND
21215
Telephone Number: 410-542-2917
Email Address: _____

5. Property Acquisition:

The property was acquired by the current owner on 11/17/2009 by deed recorded in the
Land Records of Baltimore City in Liber 12258 Folio 144.

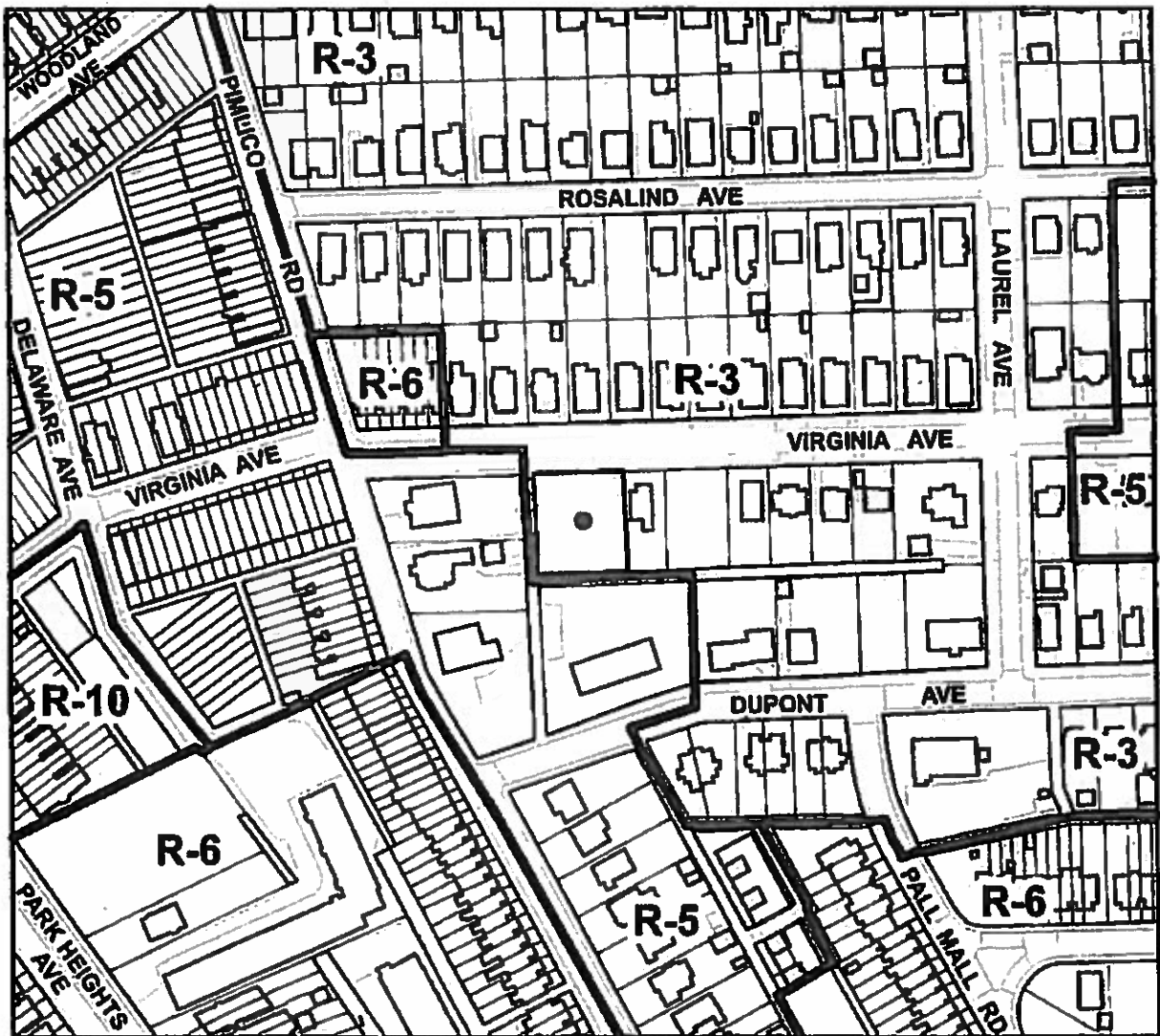
6. Contract Contingency:

(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): _____

**SHEET NO. 13 OF THE ZONING MAP OF THE
ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

Note:

In Connection With Property Known As No. 3023 VIRGINIA AVENUE.
The Applicant Wishes To Request The Conditional Use Of The
Aforementioned Property As A Parking Lot, As Outlined
In Red Above.

WARD 27 SECTION 18
BLOCK 4810 LOT 35


MAYOR

PRESIDENT CITY COUNCIL

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: February 16, 2018

Re: City Council Bill 17-0074 - Zoning – Conditional Use Parking, Open Off-Street Area –
3023 Virginia Avenue

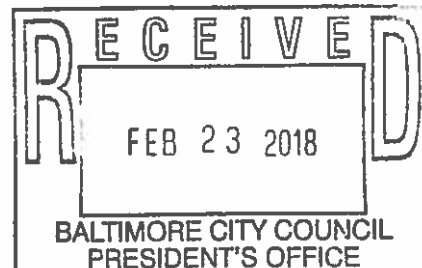
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0074, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue.

If enacted, this bill would allow an off-street parking area to support a church and day care center.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0074.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



CITY OF BALTIMORE

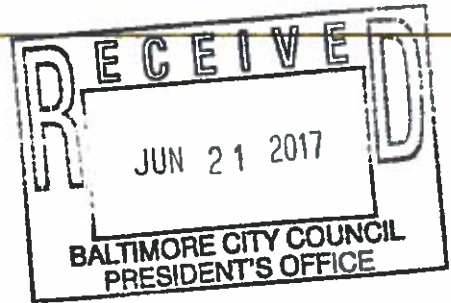
CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

June 20, 2017



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

Re: City Council Bill 17-0074 – Zoning – Conditional Use Parking, Open Off-Street Area – 3023 Virginia Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0074 for form and legal sufficiency. The bill would permit the establishment, maintenance, and operation of an open off-street parking area on the property known as 3023 Virginia Avenue and outlined on the plat submitted with the bill.

The subject property was zoned R-3 (Single Family Residence District) under the Zoning Code in existence at the time of the filing of this bill. *See* Zoning Code of Baltimore City (“ZC”) (superseded effective June 5, 2017). The conditional uses that require the enactment of an ordinance in an R-3 zone under that Zoning Code include “Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles — but only if no charge or fee is imposed for parking.” ZC §§4-204(4); 4-604. A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

It is lawful to proceed under the requirements in the Zoning Code in existence at the time of the filing of this bill because under Section 2-203(k)(1) of the current Zoning Code (“Transform Baltimore”), codified in Article 32 of the City Code, any application that is submitted and considered complete before the effective date of Article 32 is governed by the Zoning Code in existence at the time of filing. City Code, Art. 32, §2-203(k)(1). Assuming this application was considered complete before the effective date of Article 32 (June 5, 2017), it is proper to analyze the application and follow the procedures outlined by the Zoning Code in existence at the time of the filing.

The Law Department notes that the Report of the Planning Commission (“Report”) provides findings of fact that would support the authorization of this conditional use under the standards in Title 14 of the Zoning Code in existence at the time of the filing of this bill. The Planning Commission has recommended approval this bill subject to the condition that the proposed parking lot plan be approved by the Site Plan Review Committee (SPRC). So long as the City Council finds that this condition meets the criteria in Section 14-103 (Imposition of Conditions) of the Zoning Code in effect at the time of the filing of this bill, the Law Department would have no objection to the amendment.

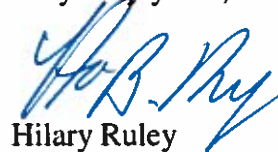
Fav w/ comments



Pursuant to the City Zoning Code in effect at the time of the filing, a bill concerning a conditional use is classified as a "legislative authorization." ZC §16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. ZC §16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. ZC §§16-301, 16-302, 16-304, 16-401. Additional public notice and hearing requirements also apply to the bill. ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. ZC § 16-403.

Subject to the foregoing comments, the Law Department can approve this bill and the Planning Commission's suggested amendment for form and legal sufficiency.

Very truly yours,

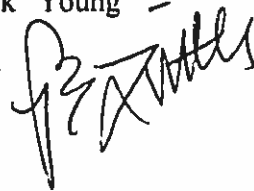


Hilary Ruley
Chief Solicitor

cc: David Ralph, Interim City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: June 23, 2017
RE: Council Bill 17-0074



PARKING
OF BALTIMORE CITY
AUTHORITY

I am herein reporting on City Council Bill 17-0074 introduced by the Councilmember Middleton at the request of First St. Stephens Baptist Church.

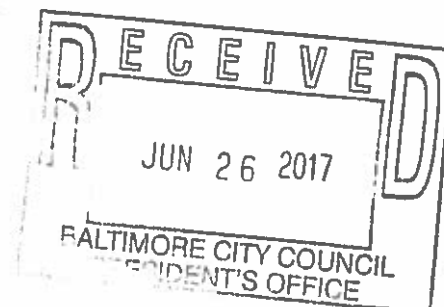
The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 3023 Virginia Avenue.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. Since this bill was submitted prior to June 5, 2017, it can be reviewed under the previous Zoning Ordinance. Under that ordinance and the associated zoning map, the subject parcel was located in the R-3 zoning district, which allowed parking lots as a principal use subject to §4-204 and §4-206 as well as other applicable provisions.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it is intended to serve, is an existing church that is proposed to be expanded and that expansion will have to meet the parking requirements. The project map site plan shows that 40 parking spaces will be located on the lot, with two parking spaces being handicap accessible. The expanded church use will need to meet the requirements as listed in the zoning ordinance. The access to this proposed parking lot is through a 15-foot wide alley, which exceeds the minimum required width of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0074.

*Not
opposed*






Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: June 14, 2017

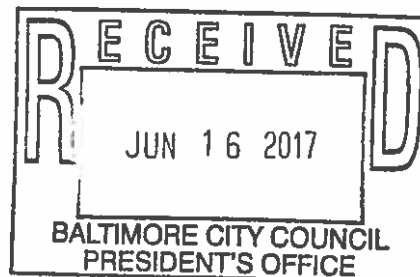
SUBJECT: City Council Bill No. 17-0074
Zoning – Conditional Use Parking, Open Off-Street Area – 3023 Virginia Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0074, Zoning-Conditional Use Parking, Open Off-Street Area-3023 Virginia Avenue.

The proposed conditional use is necessary to allow for the establishment, maintenance, and operation of off-street parking for church use at 3023 Virginia Avenue. BDC supports the proposed City Council Bill 17-0074.

cc: Kyron Banks

sandra.blake/ccbill17/17-0074





2017 10 10 10:10:10

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City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, March 13, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0074

Rescheduled from 2-20-19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 5 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, and Member Robert Stokes Sr.
- Absent** 2 - Member Ryan Dorsey, and Member Leon F. Pinkett III

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0074

Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

Sponsors: Sharon Green Middleton

A motion was made by Member Clarke, seconded by Member Middleton, that the bill be recommended favorably with amendment. The motion carried by the following vote:

- Yes:** 5 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, and Member Stokes Sr.
- Absent:** 2 - Member Dorsey, and Member Pinkett III

ADJOURNMENT

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0074

Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: March 13, 2019

Time (Beginning): 1:00 PM

Time (Ending): 1:10 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~20

Committee Members in Attendance:

Reisinger, Edward, Chairman

Middleton, Sharon, Vice Chair

Clarke, Mary Pat

Costello, Eric

Stokes, Robert

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a

Motioned by: Councilmember Clarke, Mary Pat

Seconded by: Councilmember Middleton, Sharon, Vice Chair

Final Vote:Favorable with Amendment



Major Speakers
(This is not an attendance record.)

- Mr. Eric Tiso, Planning Commission/Department of Planning
 - Ms. David Framm, Department of Transportation
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Mr. Tyrell Dixon, Department of Housing and Community Development
 - Ms. Hilary Ruley, Department of Law
 - Mr. David Garza, Baltimore Development Corporation
 - Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City
-

Major Issues Discussed

1. Councilmember Reisinger read the bill's number, title and purpose.
 2. Councilmember Middleton testified in support of the bill. She thanked the church for supporting the community.
 3. Mr. Eric Tiso presented the Planning Commission's report in support of the bill which included a proposed amendment to require that the parking lot site plan for the project be approved by the Site Plan Review Committee. Mr. Tiso indicated that the site plan captures the requirements.
 4. Ms. Hilary Ruley indicated that the bill was submitted before Transform Baltimore went into effect (prior to June 5, 2017) and falls under the old Zoning Code (Article 30). The findings should meet the standards for the conditions outlined in the old Code. The Law Department supports the bill for form and legal sufficiency.
 5. Ms. Laurie Bianca-Pruitt indicated that the Parking Authority does not oppose the bill because it was submitted prior to June 5, 2017, under Article 30 – Zoning (the old Zoning Code), which allowed parking lots as a principal use in the R-3 Zoning District.
 6. Agency representatives testified in support of their respective agency reports.
 7. The committee voted to approve the findings of fact which would be taken from oral and written testimony.
 8. The committee also approved the Planning Department's proposed amendment.
 9. The hearing was adjourned.
-

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.



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Committee Vote:

Reisinger, Edward, Chairman.....Yea
Middleton, Sharon, Vice Chair.....Yea
Clarke, Mary Pat.....Yea
Costello, EricYea
Dorsey, RyanAbsent
Pinkett, Leon.....Absent
Stokes, Robert:.....Yea

Jennifer L. Coates, Committee Staff



Date: March 13, 2019

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: March 13, 2019

Time: 1:00 PM

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

CC Bill Number: 17-0074

PLEASE PRINT

**WHAT IS
YOUR
POSITION ON
THIS BILL?**

**LOBBYIST:
ARE YOU
REGISTERED
IN THE CITY**

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	T	F	A	Y	N
John	Doe	100	North Charles Street	21202	JohnDoeBmore@yahoo.com	✓	✓	✓	✓	✓
DAVID	FRAMM	401	E. HYATT ST DOT 12/12	21202	DAVID.FRAMM@Baltimore.gov		✓			
ANGIE T. P	BRENNAN	3023	Virginia Ave	21215	angiecfbrann47@gmail.com		✓			
DAVID	GARZA	36	S. Charles St.	21201	dgarza@baltimoredevelopment.com		✓			
DAVID	OFFICER		11439 N. AVE.	21215	dhicks@baltimore.gov		✓			

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

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City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, March 13, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0074

Rescheduled from 2-20-19

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0074

Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

Sponsors:

Sharon Green Middleton

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, March 13, 2019
1:00 PM**

***City Council Bill # 17-0074
Zoning - Conditional Use Parking, Open Off-Street Area
- 3023 Virginia Avenue***

***Note: This hearing was rescheduled from 2/20/19 due to inclement weather.
Revised: 2/26/19***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
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HOUSING AND URBAN AFFAIRS

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Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

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Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (*pension only*)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0074

**Zoning - Conditional Use Parking Lot – Open Off-Street Area
– 3023 Virginia Avenue**

Sponsor: Councilmember Reisinger Councilmember Middleton

Introduced: May 5, 2017

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street are on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: March 13, 2019/1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	Favorable
Department of Law	Favorable/Amend
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed



Analysis

Current Law

Article – Zoning; Section(s) 4-604 and 14-102; Baltimore City Revised Code; (Edition 2000)

Background

If approved, Bill 17-0074 would permit an open off-street area on the property known as 3023 Virginia Avenue. The applicant and property owner is First St. Stephen's Baptist Church.

The proposed parking lot is zoned residential R-3 and is situated in the Cylburn community. It is bounded by Pimlico Road on the west, Laurel Avenue on the east, Virginia Avenue on the north and Dupont Avenue on the south. The parking lot is situated between a church building located at 4663 Pimlico Road and the church's day care center located at 3019 Virginia Avenue.

The site is unimproved. A home on the site was demolished about 10 years ago. The remaining lot measures 110' by 120'10". The church intends to construct a parking lot to serve both the church and associated day care center which is situated on either side of the property. Access to the lot is through a 15-foot wide alley, which exceeds the minimum required width of 10 feet. The site plan shows 40 spaces are to be located on the lot with two parking spaces being handicapped accessible. Development of the parking lot will provide sufficient parking and allow for future building expansion.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: February 26, 2019



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0074
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: First St. Stephens Baptist Church

Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227

Telephone: 443-463-1381

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **3023 Virginia Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking, open off-street area on the property known as 3023 Virginia Avenue,
6 as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 4-604 and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the establishment, maintenance, and operation of a parking, open off-
14 street area on the property known as 3023 Virginia Avenue, as outlined in red on the plat
15 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-604 and 14-
16 102, subject to the condition that the parking, open off-street area complies with all applicable
17 federal, state, and local licensing and certification requirements.

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

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

Council Bill 17-0074

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

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, February 20, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0074

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0074

Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

Sponsors:

Sharon Green Middleton

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, February 20, 2019
1:00 PM**

***City Council Bill # 17-0074
Zoning - Conditional Use Parking, Open Off-Street Area
- 3023 Virginia Avenue***

Cancelled

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed

Staff: Marguerite Currin

EDUCATION AND YOUTH

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LABOR

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Staff: Samuel Johnson

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Staff: Jennifer Coates

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Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

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Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes

Staff: Samuel Johnson

- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0074

**Zoning - Conditional Use Parking Lot – Open Off-Street Area
– 3023 Virginia Avenue**

Sponsor: Councilmember Reisinger Councilmember Middleton

Introduced: May 5, 2017

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street are on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: February 20, 2019/1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	Favorable
Department of Law	Favorable/Amend
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article – Zoning; Section(s) 4-604 and 14-102; Baltimore City Revised Code; (Edition 2000)

Background

If approved, Bill 17-0074 would permit an open off-street area on the property known as 3023 Virginia Avenue. The applicant and property owner is First St. Stephen's Baptist Church.

The proposed parking lot is zoned residential R-3 and is situated in the Cylburn community. It is bounded by Pimlico Road on the west, Laurel Avenue on the east, Virginia Avenue on the north and Dupont Avenue on the south. The parking lot is situated between a church building located at 4663 Pimlico Road and the church's day care center located at 3019 Virginia Avenue.

The site is unimproved. A home on the site was demolished about 10 years ago. The remaining lot measures 110' by 120'10". The church intends to construct a parking lot to serve both the church and associated day care center which is situated on either side of the property. Access to the lot is through a 15-foot wide alley, which exceeds the minimum required width of 10 feet. The site plan shows 40 spaces are to be located on the lot with two parking spaces being handicapped accessible. Development of the parking lot will provide sufficient parking and allow for future building expansion.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: February 13, 2019



Direct Inquiries to: (410) 396-1260

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0074

Amendments

Department of Planning - Dated 12/12/18



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**AMENDMENTS TO COUNCIL BILL 17-0074
(1" Reader Copy)**

By: Department of Planning
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in line 16, strike "condition that the" and substitute "following conditions:"

1. The proposed parking lot plan must be approved by the Site Plan Review Committee.
2. The";

and, in line 16, strike "complies" and substitute "must comply".

Coates, Jennifer

From: Coates, Jennifer
Sent: Monday, January 14, 2019 6:13 PM
To: 'andretbrown47@gmail.com'
Cc: Middleton, Sharon; Austin, Natawna B.
Subject: Hearing on City Council Bill 17-0074
Attachments: Afro American; Michele Griesbauer - Sunpaper - Advertising; Darlene Miller; A - Sample - Certificate of Posting - Attachment C.docx; LU Form - Contacts for Sign Posting CU VAR.docx; 17-0074 - Conditional Use Parking Open Off-Street Area - 3023 Virginia Avenue 2019.doc

Good Evening Mr. Brown:

Attached is the information you will need to post a public hearing sign for the subject bill to be heard by the Land Use and Transportation Committee on **February 20, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached a contact list for sign makers, business cards for newspaper contacts and a sample certification template.

Thank you and feel free to call me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Jennifer Coates
Committee Staff



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Andre Brown, First St. Stephens Baptist Church
FROM: Jennifer L. Coates, Committee Staff, Office of Council Services
DATE: January 15, 2019
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0074

Date: Wednesday, February 20, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.



THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, FEBRUARY 5, 2019**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0074

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 20, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0074.

CC 17-0074 **ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 3023 Virginia Avenue** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-604 and 14-102
Baltimore City Revised Code
(Edition 2000)

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

Applicant First St. Stephens Baptist Church

For more information contact Committee Staff at 410-396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Mr. Andre Brown
1922 Woodside Avenue
Baltimore, MD 21227
443-463-1381

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

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

Address:

Date Posted:

Applicant's Name:

Address:

Telephone:

- 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

Coates, Jennifer

Full Name: Afro American
Last Name: American
First Name: Afro
Business: (410) 554-8251
E-mail: TRobinson@afro.com
E-mail Display As: TRobinson@afro.com

Coates, Jennifer

Full Name: Michele Griesbauer
Last Name: Griesbauer
First Name: Michele
Company: Sunpaper - Advertising

Business Address: <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

Business: (410) 332-6381
Business Fax: (410) 783-2507

E-mail: mgriesbauer@baltsun.com
E-mail Display As: Sunpaper - Advertising (mgriesbauer@baltsun.com)

Monday, June 09, 2014 4:07 PM:
Michele Wharton 410-332-6522

Coates, Jennifer

Full Name: Darlene Miller
Last Name: Miller
First Name: Darlene
Company: Daily Record

Business Address: 443-524-8188 Direct, Line
United States of America

Business: (410) 752-3849
Business Fax: (410) 752-5469

E-mail: legalad@thedailyrecord.com
E-mail Display As: Darlene Miller - Daily Record (legalads@thedailyrecord.com)

**CITY OF BALTIMORE
COUNCIL BILL 17-0074
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: First St. Stephens Baptist Church

Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227

Telephone: 443-463-1381

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **3023 Virginia Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking, open off-street area on the property known as 3023 Virginia Avenue,
6 as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 4-604 and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the establishment, maintenance, and operation of a parking, open off-
14 street area on the property known as 3023 Virginia Avenue, as outlined in red on the plat
15 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-604 and 14-
16 102, subject to the condition that the parking, open off-street area complies with all applicable
17 federal, state, and local licensing and certification requirements.

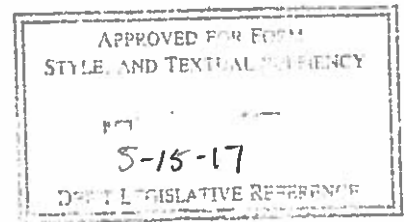
18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the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

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

Council Bill 17-0074

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Middleton
At the request of: First St. Stephens Baptist Church
Address: c/o Andre Brown, 1922 Woodside Avenue, Baltimore, Maryland 21227
Telephone: 443-463-1381

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
3023 Virginia Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat.

BY authority of

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Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-604 and 14-102, subject to the condition that the parking, open off-street area complies with all applicable federal, state, and local licensing and certification requirements.

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

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

3023 VIRGINIA AVENUE
{Address}

1. Applicant's Contact Information:

Name: ANDRE T. BROWN (MOSE-BUILD DEVELOPERS, INC.)
Mailing Address: 1922 WOODSIDE AVENUE
BALTIMORE, MARYLAND 21227
Telephone Number: 443-463-7321 (CELL) 410-247-5028 (OFFICE)
Email Address: andre.tbrown47@gmail.com

2. All Proposed Zoning Changes for the Property: N/A

3. All Intended Uses of the Property: OFF-STREET VEHICLE PARKING FOR CHURCH USE ONLY

4. Current Owner's Contact Information:

Name: FIRST ST. STEPHEN'S BAPTIST CHURCH, INC (REV. AGGIE L. BROWN)
Mailing Address: 4663 PIMLICO ROAD, BALTIMORE, MARYLAND
21215
Telephone Number: 410-542-2917
Email Address: _____

5. Property Acquisition:

The property was acquired by the current owner on 11/17/2009 by deed recorded in the
Land Records of Baltimore City in Liber 12238 Folio 144.

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): REV. AGGIE L. BROWN (PASTOR) AND
MRS. CYNTHIA HILL (TRUSTEE)

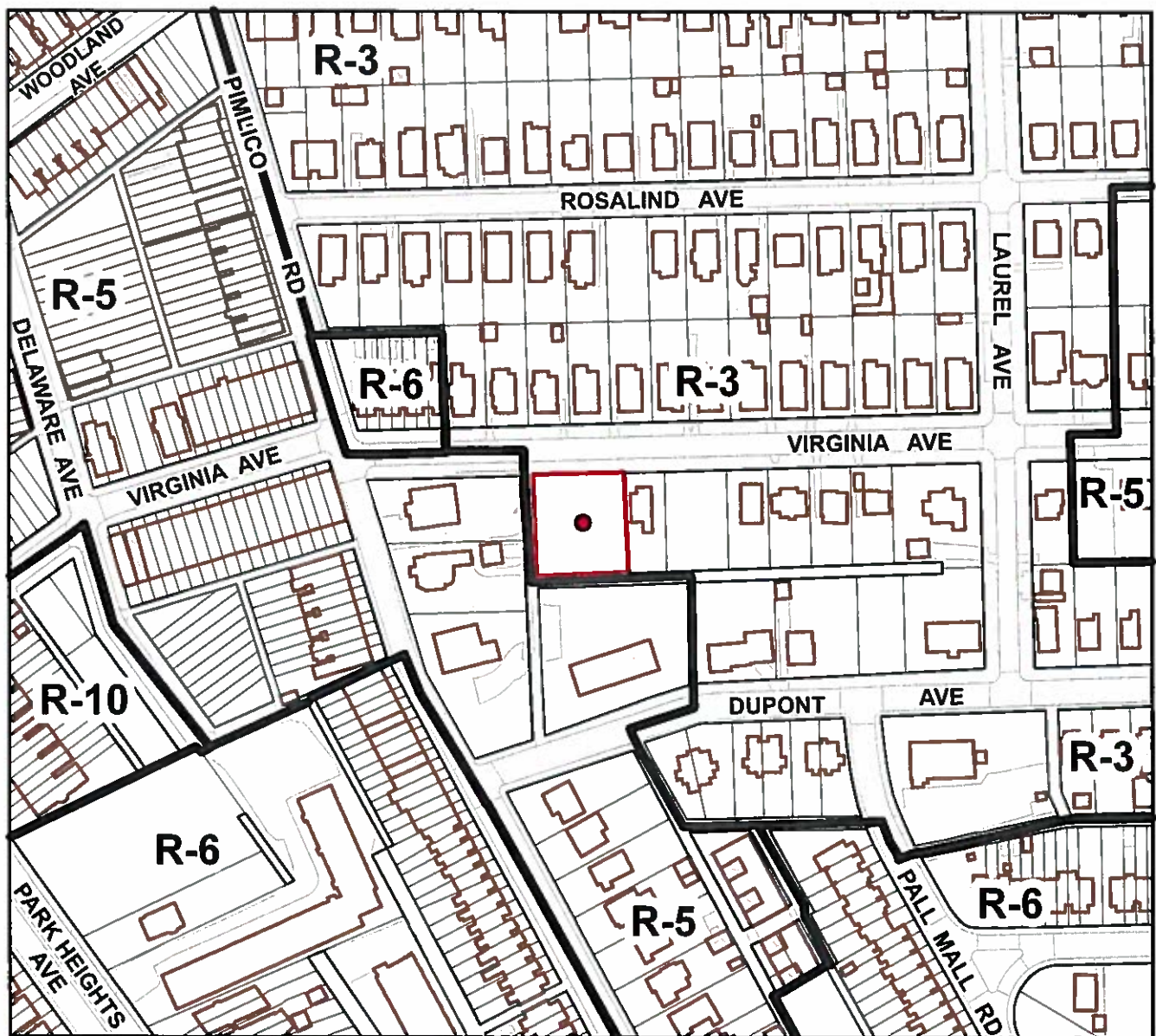
AFFIDAVIT

I, ANDRÉ T. BROWN (PROX. WIFE), 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.

André T. Brown
Applicant's signature

MAY 13, 2017
Date

**SHEET NO. 13 OF THE ZONING MAP OF THE
ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

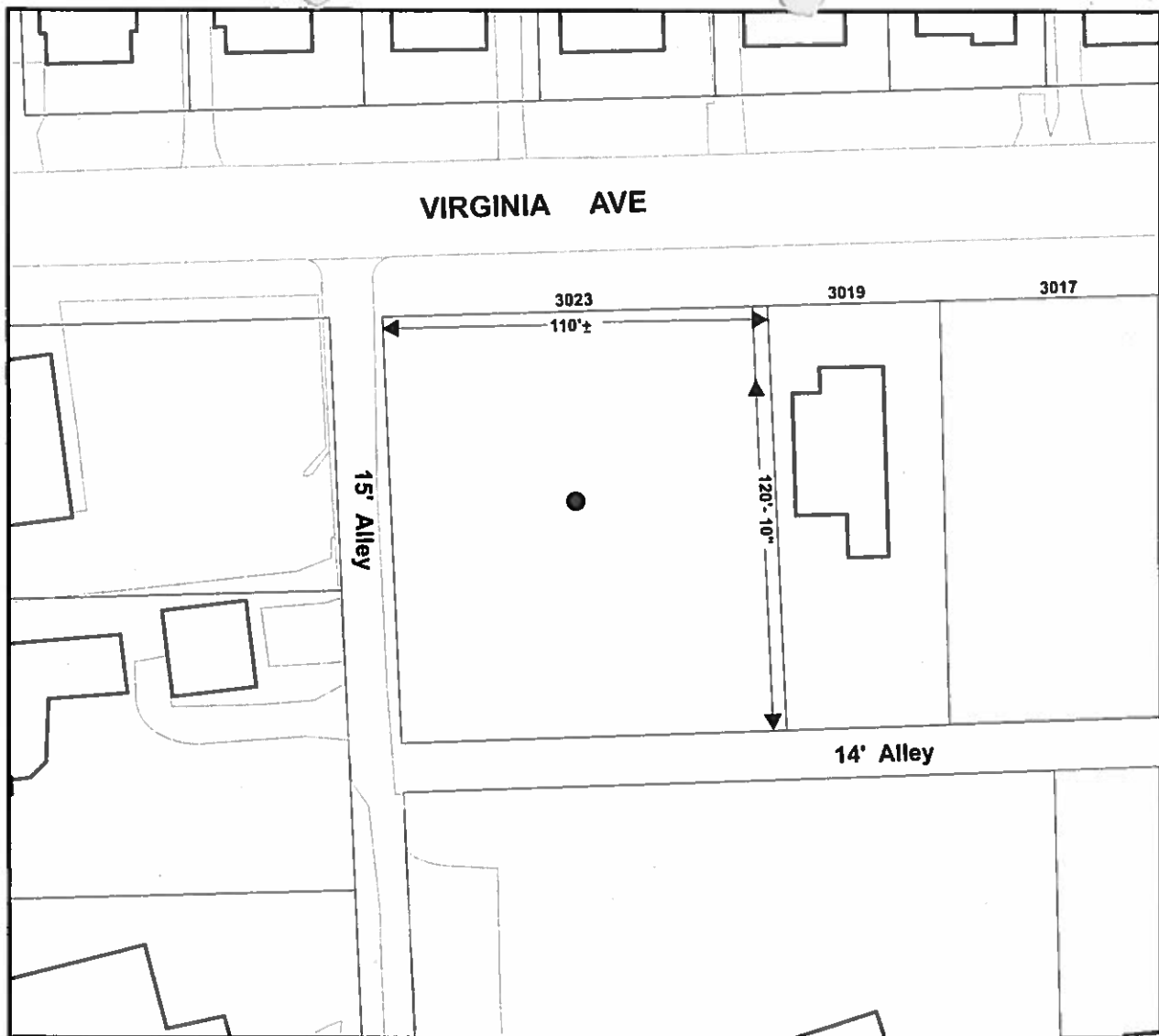
Note:

In Connection With Property Known As No. 3023 VIRGINIA AVENUE.
The Applicant Wishes To Request The Conditional Use Of The
Aforementioned Property As A Parking Lot, As Outlined
In Red Above.

WARD 27 SECTION 18
BLOCK 4810 LOT 35

MAYOR

PRESIDENT CITY COUNCIL

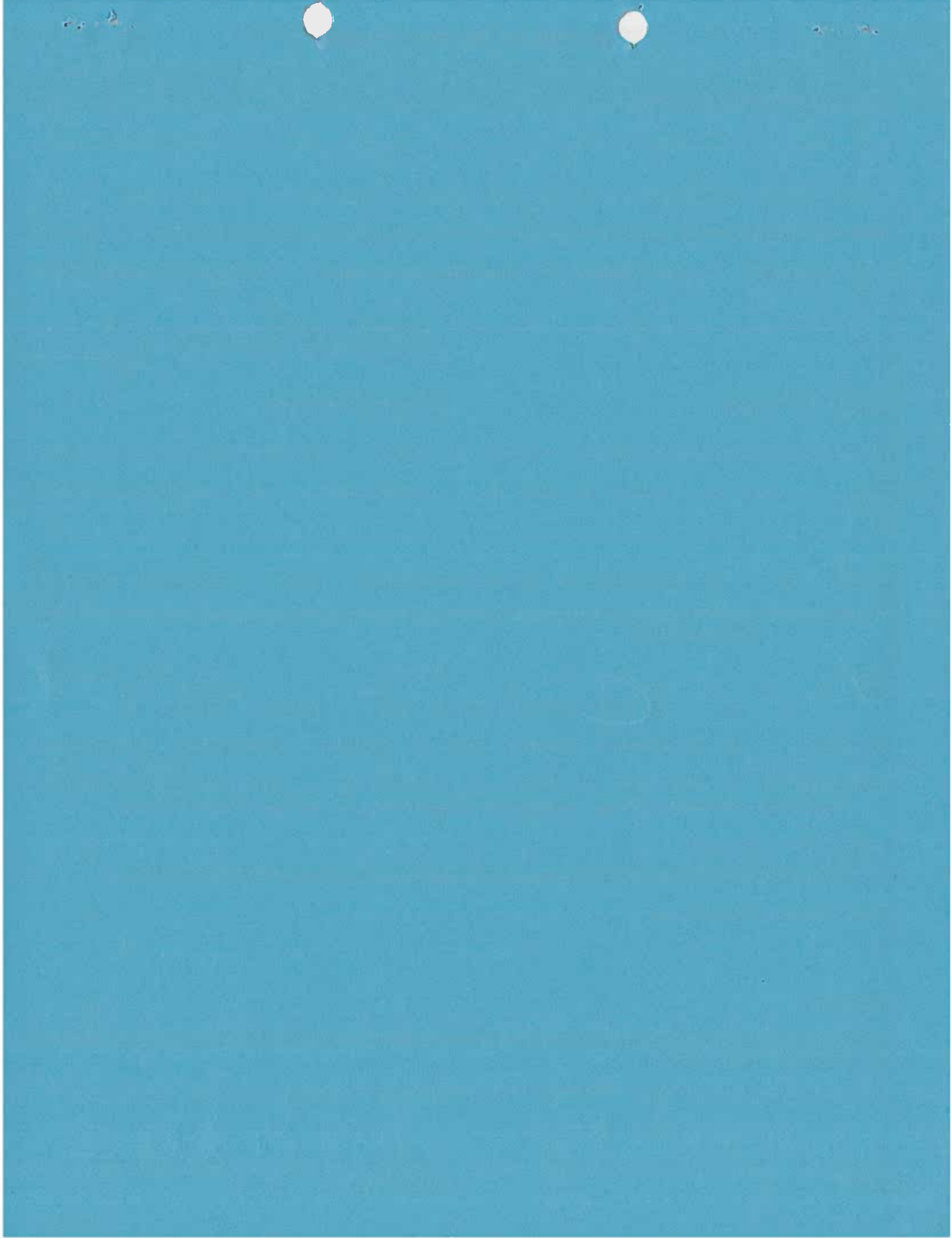


Scale: 1" = 50'

3023 VIRGINIA AVENUE

Sheet #2





ACTION BY THE CITY COUNCIL


MAY 15 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON March 13, _____ 20 19

COMMITTEE REPORT AS OF March 18, _____ 20 19

_____ FAVORABLE _____ UNFAVORABLE ☒ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

 Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

MAR 18 2019

☒ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

MAR 25 2019

THIRD READING _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk