



Deposition of:

10/28/20

January 21, 2021

In the Matter of:

**Land Use Committee Hearing On City
Council Bill**

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BALTIMORE CITY GOVERNMENT
CITY COUNCIL

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LAND USE COMMITTEE

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REGULAR PUBLIC MEETING

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WEDNESDAY

OCTOBER 28,

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The Regular Public Meeting of the Baltimore City Council Land Use Committee convened via Videoconference, pursuant to notice at 1:00 p.m. EDT, Edward Reisinger, Chairperson, presiding.

LAND USE COMMITTEE MEMBERS PRESENT:

- EDWARD REISINGER, Chairperson
- SHANON SNEED, Vice Chair
- MARY PAT CLARKE, Member
- RYAN DORSEY, Member
- LEON T. PINKETT, III, Member
- ERIC T. COSTELLO, Member

BALTIMORE CITY COUNCIL MEMBER PRESENT:

- DANIELLE MCCRAY, Councilman District 2
- MATT DESANTIS, Planning Department
- LIVHU NDOU, Baltimore Municipal Zoning and Appeals Board
- LIAM DAVIS, Department of Transportation
- ELENA DIPIETRO, Law Department
- STEPHANIE MURDOCK, Housing and Community Development
- LUIS CARDONA, Baltimore Development Corporation

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LAND USE COMMITTEE STAFF PRESENT:

- MATTHEW PETERS, Secretary

The transcript constitutes the minutes from the Regular Public Meeting held on October 28, 2020

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C O N T E N T S

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RECORD OF PROCEEDINGS

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P R O C E E D I N G S

(1:00 P.M.)

CHAIRMAN REISINGER: Go ahead. You have the floor. You want to -- it's your bill.

MS. MCCRAY: Yes, sir. Thank you. Mr. Chair and -- thank you, Mr. Chair and thank you to the members of the committee. As the Chair stated, this is a zoning bill just changing the zoning for 5401 Pulaski from the I-1 Zoning District to the C-4 Zoning District to allow this particular business to expand their business to include more motor sales.

I do want to make the committee aware that there is another car dealership that is literally abutting the property. It's right next door, and I do humbly ask for a favorable report. Thank you.

CHAIRMAN REISINGER: Thank you for your testimony, Councilwoman, and the information. So, at this time, we would start with Planning.

MR. DESANTIS: Thank you, Mr. Chair. Excuse me. This is Matt DeSantis with the Planning Department. So this council bill was heard by the Planning Commission back on April 16th and Planning Department staff did not recommend favorably on the bill. The Planning Commission, however, voted unanimously to not concur with staff's recommendation

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1 and recommends passage of the bill.
 2 So I -- so the Planning Commission supports
 3 the bill. I will just note, and as it's mentioned in
 4 (indiscernible) memo, the staff report provided by
 5 Planning staff does not include findings supportive of
 6 the bill, but I do see the Applicant's attorney is
 7 present and so he might be able to provide
 8 supplementary items and I'm happy to answer any other
 9 questions.
 10 CHAIRMAN REISINGER: Thank you, Matt.
 11 Any questions for Planning?
 12 (No response.)
 13 CHAIRMAN REISINGER: No questions for
 14 Planning. Okay. Thank you.
 15 We will go on to BMZA.
 16 Thanks, Matt.
 17 MS. NDOU: Livhu Ndou for the BMZA. The
 18 BMZA recommends disapproval of this bill.
 19 CHAIRMAN REISINGER: Okay. Thank you.
 20 DOT?
 21 MR. DAVIS: Mr. Chair, this is Liam Davis of
 22 Baltimore City DOT. We stand by our bill report which
 23 is no objection. Thank you.
 24 CHAIRMAN REISINGER: Okay. Thank you.
 25 Law Department?

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1 MS. DIPIETRO: Good afternoon, Mr. Chair.
 2 Elena DiPietro from the Law Department. Sorry my head
 3 is sort of cuff off here, but that's all right.
 4 Anyway, the Law Department notes in our report that
 5 the Planning Commission, of course, they are -- since
 6 they -- not the Commission, but the staff originally
 7 did not support the bill, so for that reason there are
 8 no facts in the Planning report to support this change
 9 in the zoning of this property.
 10 We'll note that in this case it would have
 11 to provide findings that would support a mistake in
 12 the underlying zoning. There must be substantial
 13 evidence that there's no existing fact that the --
 14 that there are facts that (indiscernible) was premised
 15 on a misapprehension at the time of the zoning. So
 16 something -- when the original zoning took place which
 17 was in the last comprehensive rezoning, they have --
 18 they have to show that there was something that was
 19 forgotten or was misrepresented or was a mistake that
 20 was the basis for the designation at that time.
 21 So with that in mind, the -- if facts are
 22 supplied that meet those -- that meet the standards in
 23 the Code, the Law Department can approve it formally
 24 (indiscernible) sufficiency, but at this point in
 25 time, we don't have that.

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1 CHAIRMAN REISINGER: Okay. Thank you, and
 2 we'll address that in a few minutes.
 3 MS. DIPIETRO: Okay.
 4 CHAIRMAN REISINGER: Thank you.
 5 HCD?
 6 MS. MURDOCK: Good afternoon, Mr. Chairman,
 7 members of the committee.
 8 CHAIRMAN REISINGER: Good afternoon.
 9 MS. MURDOCK: Stephanie Murdock, legislative
 10 liaison for the Department of Housing. We stand by
 11 our report in opposition. Thank you.
 12 CHAIRMAN REISINGER: Matt?
 13 UNIDENTIFIED SPEAKER: (Indiscernible).
 14 CHAIRMAN REISINGER: No one from BDC? Okay.
 15 MR. CARDONA: BDC is here.
 16 CHAIRMAN REISINGER: Go ahead.
 17 MR. CARDONA: Luis Cardona with BDC. Good
 18 afternoon Mr. Chair, members of the committee. BDC
 19 stands by its report as opposed to this bill.
 20 CHAIRMAN REISINGER: Okay. Thank you.
 21 We will now go on to -- excuse me. We will
 22 now go on to public testimony. Matt?
 23 MR. PETERS: Thank you, Mr. Chair. We have
 24 a representative for the Applicant, Chris DiCarlo.
 25 MR. DICARLO: Yes, thank you. Mr. Chair,

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1 can everybody hear me?
 2 CHAIRMAN REISINGER: You're good.
 3 MR. DICARLO: Okay. Thank you, Mr. Chair.
 4 Good afternoon. I'm the attorney for the Applicant,
 5 C.B.K. Realty, Inc. I'd like to start off by thanking
 6 Councilwoman McCray for introducing this ordinance and
 7 all the members of the Land Use Committee as well as
 8 staff for taking the time to consider this rezoning
 9 request.
 10 Regarding the proposed or the required
 11 findings under 5-508(B) for mistake, I did submit a
 12 supplemental memorandum detailing those findings to
 13 Matt Peters yesterday for the Land Use Committee. I
 14 would ask that they are incorporated into the record
 15 if that would be okay. I don't know if the committee
 16 as seen them.
 17 CHAIRMAN REISINGER: It would be more
 18 appropriate, in order to keep this clean, if you did
 19 the finding of facts verbally.
 20 MR. DICARLO: Sure. I can do that as well.
 21 CHAIRMAN REISINGER: Thank you.
 22 MR. DICARLO: Sure, of course. Thank you.
 23 And well, just first, I'd like to briefly address the
 24 agency reports. While we fully respect and appreciate
 25 their comments, you know, the Department of Planning

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1 and -- Department of Planning report, the BMZ report,
 2 you know, we disagree and we think they're incorrect
 3 in recommending that this property is best suited and
 4 should be preserved for industrial uses.
 5 You know, this is proven true when you
 6 actually drove down and look at the property, the
 7 surrounding area. It's very noteworthy that the
 8 Planning Commission voted unanimously that they do not
 9 confer, or concur, with the staff report and
 10 recommended that council pass this legislation. You
 11 know, while there are industrial uses to the north,
 12 west, and south, the parcels to the immediate east of
 13 the property are all commercial uses which are
 14 predominantly motor vehicle service related.
 15 In fact, as Councilperson McCray noted, 5501
 16 Pulaski Highway which is the property that adjoins the
 17 subject property to the east, that was rezoned weeks
 18 before the passage of Transform Baltimore to allow
 19 motor vehicle sales and they've been operating as a
 20 used car business ever since.
 21 Additionally, the properties to the
 22 northeast are residential. Further, while the
 23 Applicant agrees that it's important to preserve
 24 industrial areas, the rezoning of this property is not
 25 going to hinder that goal. This property has been

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1 exclusively used for automotive repairs since 2013 and
 2 limited auto -- motor vehicle sales since 2016.
 3 And the rail tracks the Planning staff and
 4 other staff referred to which are to the west of the
 5 subject property, they sit approximately 15 feet above
 6 the property. So it would take a significant
 7 investment on the part of the owner to convert the
 8 property to that industrial use that would have access
 9 to those tracks and the owner has no intention on
 10 doing that. They want to continue to use this as a
 11 motor vehicle sales/repair shop, and auto sales and
 12 repair.
 13 Just to provide some context of the zoning
 14 history and while the request is being made, Shelley
 15 Kim and Alex Kim were the owners and operators of CBK
 16 Realty, Inc. The Kims are a first-generation Korean-
 17 American family. They purchased the property in
 18 September 2013, as I mentioned. They have an enormous
 19 amount of pride in their business and the services
 20 they offer to Baltimore area and District 2.
 21 One particular area they wanted me to
 22 highlight is their commitment to providing employment
 23 opportunities (indiscernible) and others that have
 24 difficulty finding employment. They have also
 25 committed to beautifying the property, so this will

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1 allow it to more aesthetically pleasing from Pulaski
 2 Highway and for the residents that are living nearby.
 3 They are committed to remaining a valuable asset and
 4 partner with the Baltimore community and need this
 5 rezoning in order to remain a viable long-lasting
 6 business.
 7 There were letters of support that I
 8 submitted as Exhibit A and a beautification plan is
 9 Exhibit B that were provided to the Land Use
 10 Subcommittee. At the time the property was purchased,
 11 it was zoned M-2-1. Now, the M-2-1 zoning permitted
 12 motor vehicle repairs by right, but not motor vehicle
 13 sales.
 14 As I said, the Kims operated a motor vehicle
 15 repair business at the subject property since they
 16 purchased it and then in 2016 they received an
 17 accessory use approval for limited automotive sales.
 18 Now, this has many restrictions on it. They're not
 19 allowed to display more than six vehicles or sell more
 20 than six vehicles at a time.
 21 Now, importantly to the mistake, on November
 22 18th, 2016, the adjacent property, 5501, that was
 23 rezoned from the M-2-1 zoning district to the B-3-2
 24 zoning district. Now, this happened just weeks before
 25 Transform Baltimore went into effect. So despite

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1 being located on the adjacent parcel, and, you know,
 2 when I actually say "adjacent parcel," they share a
 3 parking lot, these two properties.
 4 The Kims are prohibited from using their
 5 property for motor vehicle sales as a primary use and
 6 they're subject to the restrictions of their accessory
 7 use approval while the neighboring 5501 has a by-right
 8 commercial use for auto sales.
 9 Now, when Transform Baltimore was passed in
 10 December 5th of 2016, both 5401 and 5501 were rezoned
 11 to this I-1 zoning district. And the I-1 zoning
 12 district, it's intended to provide for manufacturing,
 13 fabricating, processing, wholesaling, distributing,
 14 and warehousing uses.
 15 Now, neither motor vehicle repairs nor sales
 16 are permitted by right in the I-1 zoning district.
 17 Alternatively, in the C-4 Zoning District, it's
 18 intended for areas of intense commercial uses
 19 including uses related to motor vehicles and it
 20 permits motor vehicle repairs and sales by-right which
 21 is what both of these properties were being used for
 22 at the time that Transform Baltimore went into effect.
 23 You know, we think that the I-1 or we
 24 believe the I-1 zoning designation represents a
 25 mistaken under 5-508(b), the zoning code that

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1 justifies this request. The City Council and Planning
 2 staff failed to take into account the existing
 3 (indiscernible) and uses of the subject property and
 4 the neighboring properties that I just mentioned and
 5 its suitability to be zoned C-4.
 6 Now, this request is appropriate to correct
 7 that mistake and specifically, we believe the Council
 8 failed to take into account that the subject property
 9 was being used for motor vehicle repairs since 2013
 10 and limited sales since 2016, that the tracks to the
 11 west of the subject property are not readily
 12 accessible because of their elevation and would
 13 require significant investment to access making the
 14 subject property undesirable for industrial uses and
 15 that the adjacent property, 5501, has been exclusively
 16 used for commercial motor vehicle sales since 2016 and
 17 was rezoned to a business district on November 18th,
 18 2016, weeks before the passage of Transform Baltimore.
 19 Now, the Council was not aware at the time
 20 that they designated this area for I-1 that 5501 would
 21 be rezoned to a business district. You know, that
 22 rezoning really changed the character of these two
 23 parcels. It made the permanently commercial
 24 essentially and the Council failed to take that into
 25 effect during the last comprehensive zoning.

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1 These facts collectively demonstrate that
 2 the City Council's action regarding subject property
 3 was premised initially on a misapprehension. The
 4 granting of this request will allow the property to
 5 better serve the surrounding community and permit the
 6 uses that are more reflective of the current
 7 commercial automotive character of that portion of
 8 Pulaski Highway.
 9 As I already said, I submitted findings to
 10 this effect that detail all of this and for these
 11 reasons, Mr. Chair, and members of the Committee, I
 12 respectfully request that the Committee recommend
 13 approval. Thank you.
 14 CHAIRMAN REISINGER: Thank you, Chris.
 15 Is there any questions from the Committee?
 16 (No response)
 17 CHAIRMAN REISINGER: Okay. If there are no
 18 questions from the Committee, Matt, want to move
 19 ahead?
 20 MR. PETERS: Thank you, Mr. Chair. Just a
 21 reminder for everyone joining us from the public,
 22 please use the "raise hand" function if you would like
 23 to testify. Next, we have Justin Williams.
 24 MR. WILLIAMS: Good afternoon, Mr. Chair,
 25 members of the Committee. My name is Justin Williams

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1 from the law firm of Rosenberg --
 2 CHAIRMAN REISINGER: Good afternoon, Justin.
 3 MR. WILLIAMS: Oh. Are you able to hear me?
 4 CHAIRMAN REISINGER: Yeah, you're good.
 5 MR. WILLIAMS: Yeah?
 6 CHAIRMAN REISINGER: Good afternoon.
 7 MR. WILLIAMS: All right. My name is Justin
 8 Williams for the record from the law firm Rosenberg,
 9 Martin, Greenberg. We represent the adjoining
 10 property owner, 5501 Pulaski, LLC which owns the
 11 abutting property that was referenced in Mr. DiCarlo's
 12 testimony. We just wanted the record to reflect that
 13 we oppose the legislation on the basis of the letter
 14 that we submitted to the Committee a few months ago.
 15 I'm happy to answer any questions of the Board. Oh,
 16 sorry. Happy to answer any questions the Committee
 17 may have.
 18 CHAIRMAN REISINGER: Okay. Thank you,
 19 Justin.
 20 Any questions from the Committee?
 21 MEMBER DORSEY: Yeah. Mr. Chair, I haven't
 22 seen that letter.
 23 MEMBER CLARKE: Yeah, I haven't -- oh.
 24 CHAIRMAN REISINGER: Dorsey's got the floor
 25 then you, Mary Pat.

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1 Go ahead, Ryan.
 2 MEMBER DORSEY: Can Justin talk about that,
 3 please?
 4 MR. WILLIAMS: Sure. This is just -- we
 5 submitted a letter back in May 11th, 2020, noting our
 6 opposition to the legislation basically on the basis
 7 that the Planning staff report indicated that there
 8 was not a change or mistake present that would justify
 9 the rezoning.
 10 MEMBER DORSEY: And no other reason that
 11 Planning -- than the fact that Planning said that?
 12 MR. WILLIAMS: Well, we share their view
 13 that we do not believe there was a change or mistake
 14 present to justify the rezoning here.
 15 MEMBER DORSEY: But that's purely
 16 bureaucratic. As the adjacent property owner, does
 17 your client have any tangible substantive reason
 18 that's non-bureaucratic in nature?
 19 MR. WILLIAMS: There is a concern that a
 20 finding that there was a change here, for example,
 21 might impact their ability for rezoning in the future.
 22 MEMBER DORSEY: Can you help me understand
 23 that a little bit better?
 24 MR. WILLIAMS: Well, the -- so here, for
 25 example, if the Committee finds there is, in fact, a

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1 change to justify the rezoning of 5401 Pulaski Highway
 2 to the requested zoning district, if, in the future,
 3 my client, who owns 5501 Pulaski Highway, sought to
 4 seek a rezoning to some different category or maybe
 5 the same category, if there was a change here, you
 6 know -- if the Committee found that there was, in
 7 fact, a change here, then that would have some impact
 8 on our future zoning and, I mean, it's not clear what
 9 that would be. It might not be adverse, but it might
 10 be, so that's the reason we're just noting our
 11 objection for the record.
 12 CHAIRMAN REISINGER: Okay, Councilman?
 13 MEMBER DORSEY: All right. Okay.
 14 CHAIRMAN REISINGER: Yeah. Thank you.
 15 MEMBER DORSEY: Mr. Chair?
 16 CHAIRMAN REISINGER: Yes, go ahead.
 17 MEMBER DORSEY: As we were going through the
 18 bit of the Committee reports, I also didn't hear
 19 request for comments or questions, but the -- it was
 20 rather the agency reports. I was curious what BMZA's
 21 position was as well, but --
 22 CHAIRMAN REISINGER: They --
 23 MEMBER DORSEY: -- that --
 24 CHAIRMAN REISINGER: Yeah. Councilman, BMZA
 25 was unfavorable. They did --

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1 MEMBER DORSEY: Yeah, I -- but I didn't
 2 really understand why. I mean, it's a curiosity to
 3 me, in general, because I don't understand why bills
 4 of this nature have to go to the Planning Department,
 5 and BMZA, and DHCD. It seems there's such overlap in
 6 concerns there. I just don't understand the -- I'm
 7 curious of the nature of BMZA's opposition.
 8 CHAIRMAN REISINGER: My only answer to that
 9 Councilman is that's a system, that's how it's been
 10 unless you guys want to try to change it next year,
 11 but the President's decision on what agency it goes to
 12 to come out with reports. Those reports for those
 13 agencies -- you understand this, you know this. I've
 14 said it a thousand times, is their opinion and their
 15 recommendation and it's up to the Council to make that
 16 decision.
 17 MEMBER DORSEY: Sure, but they didn't --
 18 they -- I guess my curiosity is did BMZA -- BMZA did
 19 not defer saying, "We take no position. We defer to
 20 another agency," so they must have an independent
 21 reason of their own and I'm curious what that is.
 22 CHAIRMAN REISINGER: Yes. I mean, that's a
 23 good question. I mean, usually they'll say, "We defer
 24 to the Planning staff." So (indiscernible) --
 25 MEMBER DORSEY: If BMZA could explain their

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1 opposition, I would be -- I'd like to hear it
 2 CHAIRMAN REISINGER: No, it's democracy.
 3 I'm going to BMZA. Can you answer the Councilman's
 4 question or concern?
 5 MS. NDOU: Yes, I can. So the BMZA agreed
 6 with the Planning Department's assessment that there
 7 wasn't any mistake or irregularity in this instance.
 8 Also, if you look at the plat map, forgive me while I
 9 pull up the correct one, it is completely surrounded
 10 by industrial zoning and, you know, the City, we try
 11 to keep our industrial zones in place and not change
 12 them.
 13 Also noting, I know that the attorney spoke
 14 a lot about how these are good property owners and
 15 they've had this use for a while, but zoning does run
 16 with the land. So they could sell this land tomorrow
 17 and any decision the counsel makes, if they change
 18 that zone, it's changed permanent until, you know,
 19 there's another transform. So those are the BMZA's
 20 reasons.
 21 CHAIRMAN REISINGER: Yeah. Okay.
 22 (Indiscernible).
 23 MEMBER DORSEY: Thank you.
 24 CHAIRMAN REISINGER: Councilman, does that
 25 take care of your question?

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1 MEMBER DORSEY: Yes. Thank you, Mr. Chair.
 2 CHAIRMAN REISINGER: Thank you.
 3 Councilwoman Clarke?
 4 MEMBER CLARKE: Well, I was going to ask the
 5 same question as my colleague, but I'd like to ask it
 6 to Mr. Williams --
 7 CHAIRMAN REISINGER: To who?
 8 MEMBER CLARKE: -- about the zoning. Mr.
 9 Williams is representing 5501.
 10 CHAIRMAN REISINGER: Yeah.
 11 Go ahead, Justin.
 12 MEMBER CLARKE: So Mr. Williams --
 13 MR. WILLIAMS: Yeah?
 14 MEMBER CLARKE: -- isn't it that your client
 15 is zoned commercial now and that's zoned commercial
 16 back in, I guess, when Transform was being worked on
 17 before it was adopted; is that correct?
 18 MR. WILLIAMS: It's totally not correct. So
 19 the order of events --
 20 MEMBER CLARKE: All right. Okay.
 21 MR. WILLIAMS: -- was it got rezoned prior
 22 to Transform Baltimore as an accident to a commercial
 23 district. However, when Transform Baltimore was
 24 adopted, it got rezoned back to the industrial
 25 designation that is the same that 5401 has as well.

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1 MEMBER CLARKE: So that's what the -- I'm
 2 sorry. I did not get to read all of the letters in
 3 the file this time. It was such a long file, and I
 4 apologize.
 5 MR. WILLIAMS: Sure.
 6 MEMBER CLARKE: So actually your neighbor is
 7 I-1, right, Industrial 1?
 8 MR. WILLIAMS: I believe that's right. We
 9 both share the same zoning designation.
 10 MEMBER CLARKE: So are they operating
 11 commercially?
 12 MR. WILLIAMS: They were grandfathered in
 13 because they got the BMZA approval for -- to operate a
 14 motor vehicle dealership prior to 2016.
 15 CHAIRMAN REISINGER: So they're operating
 16 commercially because they are the best argument for
 17 why the client, the land use hearing of 5401, is
 18 basically now trying to get zoned to do what 5501 --
 19 5401 is trying to do what 5501 is doing now and to do
 20 it, they need this rezoning and it was -- and they
 21 were sitting there being a commercial operation while
 22 Transform was going on, but were nonetheless zoned
 23 something that they weren't operating as.
 24 MR. WILLIAMS: That sounds correct.
 25 MEMBER CLARKE: Thank you.

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1 CHAIRMAN REISINGER: No? Okay. Thank you.
 2 Any other calls, Matt?
 3 MR. PETERS: Thank you, Mr. Chair. I don't
 4 think we have anybody else who has signed up to
 5 testify.
 6 CHAIRMAN REISINGER: Okay. Thank you.
 7 So at this time -- Committee, at this time I
 8 need a finding of facts. Do I have a motion to move
 9 the findings of facts?
 10 MEMBER COSTELLO: So moved, Costello.
 11 CHAIRMAN REISINGER: Costello moves. Do I
 12 have a second?
 13 MEMBER CLARKE: Second.
 14 CHAIRMAN REISINGER: Second by Councilwoman
 15 Clarke. All those in favor of the findings of facts
 16 say aye. Aye.
 17 VICE CHAIR SNEED: Aye.
 18 MEMBER CLARKE: Aye.
 19 MEMBER DORSEY: Aye.
 20 MEMBER PINKETT: Aye.
 21 CHAIRMAN REISINGER: There's no amendments
 22 to this bill. Do I have a motion to move the bill
 23 favorable?
 24 MEMBER COSTELLO: Motion to move the bill
 25 favorably by Costello.

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1 CHAIRMAN REISINGER: Move by Costello.
 2 MEMBER CLARKE: Clarke, second.
 3 CHAIRMAN REISINGER: Second by --
 4 MEMBER CLARKE: Clarke --
 5 CHAIRMAN REISINGER: -- Clarke. We'll take
 6 a vote on the bill. Just bear with me. Let's take a
 7 vote. Sneed?
 8 VICE CHAIR SNEED: Yes.
 9 CHAIRMAN REISINGER: Sneed is a yes.
 10 Clarke?
 11 MEMBER CLARKE: Yes.
 12 CHAIRMAN REISINGER: Clarke is a yes.
 13 Costello?
 14 MEMBER COSTELLO: Yes.
 15 CHAIRMAN REISINGER: Costello's a yes.
 16 Dorsey?
 17 MEMBER DORSEY: Yes.
 18 CHAIRMAN REISINGER: Dorsey's a yes.
 19 Middleton is absent. She's got a prior
 20 commitment.
 21 Pinkett?
 22 MEMBER PINKETT: Yes.
 23 CHAIRMAN REISINGER: Pinkett's a yes.
 24 Stokes?
 25 (No response.)

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1 CHAIRMAN REISINGER: Councilman Robert
 2 Stokes?
 3 (No response.)
 4 CHAIRMAN REISINGER: Is he on? No? Okay.
 5 So we have Councilman Stokes absent.
 6 So we have one, two, three, four -- we have
 7 six yes with two absent. The bill passes favorable,
 8 City Council Bill 20-0508.
 9 We'll come out November 2nd for the second
 10 meeting. We are now --
 11 (Whereupon, the above-entitled matter went
 12 off the record at 1:24 p.m.)
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CERTIFICATE

This is to certify that the foregoing transcript

In the matter of: Bill No. 20-0508

Before: Baltimore City Council Land Use Committee

Date: 10-28-20

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
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