



HEARING NOTES

Bill: 21-0053

Rezoning - 4207-4209 Menlo Drive

Committee: Economic and Community Development

Chaired By: Councilwoman Sharon Green Middleton

Hearing Date: June 15, 2021

Time (Beginning): 2:28 PM

Time (Ending): 3:12 PM

Location: Virtual WEBEX

Total Attendance: ~20

Committee Members in Attendance:

John Bullock Mark Conway Antonio Glover Robert Stokes Odette Ramos

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 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
Video 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 Glover					
Seconded by: .....	Councilmember Conway					
Final Vote: .....	Favorable					

Major Speakers

(This is not an attendance record.)

- Councilmember Isaac Schleifer
- Ms. Eric Tiso, Department of Planning
- Mr. Liam Davis, Department of Transportation

- Ms. Hilary Ruley, Law Department
  - Ms. Stephanie Murdock, Department of Housing and Community Development
  - Ms. Nina Themelis, Office of the Mayor
  - Mr. David Garza, Baltimore Development Corporation
  - Ms. Mara James, Department of Finance
  - Ms. Caroline Hecker, Esquire
  - Ms. Victoria Campbell, applicant
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### **Major Issues Discussed**

1. Councilwoman Middleton opened the meeting, introduced committee members and City representatives, and read the bill into the record.
2. Councilman Schleifer explained the purpose of the bill and added that the bill is a re-introduction from 2020. He explained that the owner of a senior day center is proposing to establish a facility in a vacant building in the area. He emphasized that the property's location is not like a typical industrial park. It lies between facilities used by two religious organizations and also near a day care center on Reisterstown Road. Seniors in the area need services. He suggested that maybe zoning for the entire area near the proposed Pimlico race track redevelopment project area should be reviewed to take into account certain characteristics and needs of the area's population, as well as supporting land uses.
3. Mr. Eric Tiso presented the Planning Commission's report. He explained that the property is industrially zoned and that religious institutions are allowed in Industrial Zoning Districts, but day care centers are not.
4. Ms. Hilary Ruley provided information about spot zoning and findings.
5. Agency representative confirmed agency reports.
6. Ms. Victoria Campbell testified in support of the bill. She provided details about her day care center business and how helpful it will be for seniors and long-term care residents in the community. A church previously occupied the building on the site.
7. Councilmember Mark Conway asked about prior use of the property by a religious organization. Mr. Eric Tiso explained that a court ruling specified that in Industrial Zoning Districts assemblies of people for religious and other uses are allowed. Subsequently, when the new Zoning Code was created the Office Industrial Campus Zoning District was created to allow lighter industrial uses such as day care centers as an accessory use.
8. Ms. Caroline Hecker testified that the bill was passed by the Council the last term, but was not signed by the mayor. She also provided information in support of the bill, which is also outlined in a written memorandum.
9. The committee voted to recommend the bill favorable.
10. The hearing was adjourned.

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**Further Study**

**Was further study requested?  
If yes, describe.**

Yes  No

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**Committee Vote:**

Sharon Green Middleton, Chair:..... Yea  
John Bullock: ..... Yea  
Mark Conway: ..... Yea  
Ryan Dorsey: ..... Absent  
Antonio Glover:..... Yea  
Odette Ramos: ..... Yea  
Robert Stokes:..... Yea

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Jennifer L. Coates, Committee Staff  
cc: Bill File  
OCS Chrono File

Date: June 16, 2021