



HEARING NOTES

Bill: 21-0113

Zoning Code – Modifications

Committee: Economic and Community Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: March 1, 2022

Time (Beginning): 2:00 PM

Time (Ending): 3:45 PM

Location: Virtual WEBEX

Total Attendance: Approximately 36

Committee Members in Attendance:

John Bullock Mark Conway Ryan Dorsey Odette Ramos Robert Stokes

Bill Synopsis in the file? yes no n/a

Attendance sheet in the file? yes no n/a

Agency reports read?..... yes no n/a

Video or audio-digitally recorded?..... yes no n/a

Certification of advertising/posting notices in the file? yes no n/a

Evidence of notification to property owners?..... yes no n/a

Final vote taken at this hearing? yes no n/a

Motioned by:.....Councilmember

Seconded by:.....Councilmember

Final Vote:.....

Major Speakers

(This is not an attendance record.)

- Victor Tervalá, City Solicitor
- Tamara Wood, Planning Commission
- Eric Tiso, Planning Commission

- Liam Davis, Department of Transportation
 - Kathleen Byrne, Board of Municipal Zoning Appeals
 - Justin Lane Baltimore Development Corporation
 - Stephanie Murdock, Department of Housing and Community Development
 - Al Barry
 - Joan Floyd
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Major Issues Discussed

1. Councilmember Sharon Green Middleton opened the meeting, introduced committee members and City representatives and read the bill into the record. She commented about zoning trends and the need to have annual reviews and modifications of Article 32.
2. Councilmember Dorsey commented about modifications that challenge traditional zoning conventions.
3. Victor Tervala presented the Law Department's report which outlined general use standards for reviewing zoning code amendments. He explained "use standards" and how and why they are important for reviewing zoning text amendments. He also explained that additional amendments for text changes which may be presented and approved in committee do not have to be advertised.
4. Tamara Woods presented the Planning Commission's and Department of Planning's staff reports on the bill. She read the findings and emphasized that the amendments presented in the bill are consistent with the use standards outline in Article 32. She also gave a PowerPoint presentation (see bill file) and discussed why zoning is important and how it is used. She gave a brief description of each title of the Zoning Code. She also discussed zoning districts and tables.
5. Kathleen Byrne presented the report for the Board of Municipal and Zoning Appeals. There was brief discussion about the importance of having BMZA representatives attend Council committee hearings, particularly since reports often reflect that BMZA's position on certain matters is to defer to the Planning Commission. The committee also discussed the process for approval of use applications, specifically review by the Zoning Administrator and BMZA. The committee would like to review any proposal for transfer of power
6. Stephanie Murdock presented the report for the Department of Housing and Community Development. Chairwoman Middleton asked to have the Zoning Administrator, whose office falls under authority of DHCD, present at future meetings to discuss powers, as well as the application and appeals process.
7. Councilmember Dorsey asked the BMZA representative about permitted uses for group homes. He pointed out that upon grant of a permit, there is no statement that describes what uses are actually permitted by the grant versus those permitted by the Zoning Code. He will have a conversation with Planning and BMZA.
8. Councilmember Conway asked about Section 2-203 in regards to moving approval power from the Council to BMZA. Tamara Woods explained that the amendment language is meant to deal with non-conformities. The committee would like to discuss this proposed amendment more thoroughly at the appropriate time.
9. Liam Davis presented the report for the Department of Transportation.

10. Justin Lane presented the report for the Baltimore Development Corporation. He discussed how helpful art studios and food processing - light would be helpful to the City. He also discussed changes in Industrial Mixed Use Districts (IMU). BDC supports the bill.
11. Francis Burnszynski presented the report for the Parking Authority for Baltimore City.
12. Tamara Woods presented Title 1 proposals.
13. Title 1 - Blockface - The committee discussed blockfaces. Councilmember Dorsey wanted a clear definition of what constitutes an alley-street. Eric Tiso provided general information. Liam Davis was asked to provide more information about alley-streets. He will speak to the Right-of-Way Division for clarification on alley-streets and paper alleys. Councilmember Ramos would like a clear definition of alley-street.
14. Table 1 – Farmers’ Markets - Councilmembers Ramos and Dorsey wanted to know what Table categories Farmers’ Markets would fall under. Title 14-312 gives certain specifications for farmers’ markets. The committee discussed temporary and primary uses of farmers’ markets, particularly on lots that have overlapping uses such as parking lots where the regulations are stringent.
15. Table 1 – Gas Stations – Dorsey – Gas stations needs to be removed from commercial table. Tamara Woods indicated that the Planning Department is proposing an amendment to remove gas stations from the tables.
16. The committee opened the hearing to public testimony. Al Barry testified that he may have future comments. Joan Floyd testified inn support of the format of the hearing. She testified about gas stations.
17. The hearing was recessed. Work sessions will be scheduled.

Further Study

Was further study requested?
If yes, describe.

Yes **No**

Liam Davis, Department of Transportation was asked to provide clarity about alley-streets.

Committee Vote:

Sharon Green Middleton, Chair

John Bullock:

Mark Conway:

Ryan Dorsey:

Antonio Glover:.....

Odette Ramos:

Robert Stokes:.....

Jennifer L. Coates, Committee Staff

Date: March 1, 2022

cc: Bill File

