



April 11, 2022

The Honorable Zeke Cohen, District 1  
Baltimore City Council  
City Hall  
100 N. Holiday Street, Suite 500  
Baltimore, Maryland 21202

Re: 715 S. Haven Street (Refinery Row Phase II)

To whom it may concern:

This letter serves as a conditional letter of support by Brewers Hill Neighbors, Inc. (BHN), for the variances requested by Mark Levy, et al (Developer), for a development of additional homes at Refinery Row (Refinery Row Phase II).

The BHN Board has met with Mark Levy, his council, and other interested parties and have found the rezoning and variances requested to be acceptable:

1. Rezoning of former railroad beds from I-2 zoning to R-8 zoning to enable the construction of Refinery Row Phase II
  - a. BHN previously supported the similar rezoning of former railroad beds at 601 S. Haven Street (Refinery Row Phase I), enacted under Ordinance 20-351
2. A 5-foot side yard setback, in lieu of a 10-foot side setback, along the north edge of the Refinery Row Phase II property, abutting the existing Refinery Row Phase I property
3. A 3-foot rear yard setback, in lieu of a 25-foot rear yard setback, along the east edge of the Refinery Row Phase II property, abutting the future Greenways Rails-to-Trail footprint
4. As required, a 22-foot rear-yard setback, in lieu of a 25-foot rear yard setback, along the southeast edge of the Refinery Row Phase II property, abutting the future Greenways Rails-to-Trail footprint
  - a. As this may be considered a "side-yard setback" depending on definition, this conditional support may not be required in this instance

For the support of BHN to continue, the Developer must meet the following conditions. Failure to abide by these conditions shall constitute a breach and support may be in jeopardy:

1. Land previously discussed by BHN, the Developer, and agents of the City of Baltimore, along the south and southeast edge of the property, shall be prepared to become an integral part of the Greenways Rails-to-Trail at the cost of the Developer, and maintained in good working order at the cost and by the Developer for use by community members with no restrictions
  - a. Development of this land shall, in principle, follow plans as shown to BHN by the Developer, including the trail, pocket park, screen fence, and landscaping



2. The above land, once prepared and maintained as an eventual part of the Greenway Rails-to-Trail, shall be transferred to the City or its agents for use as part of the Greenway Rails-to-Trail, in perpetuity, at no cost or abridgement of access to community members
3. The Developer shall make and develop traffic mitigation plans for any disruptions along S. Haven Street, including all possible efforts to prevent traffic from S. Haven Street from entering the Brewers Hill neighborhood due to disruptions from development
  - a. The Developer shall coordinate with the City of Baltimore and applicable agencies in preparing and enforcing traffic mitigation plans
4. The Developer shall return S. Haven Street to pre-construction or better condition as soon as possible once underground and above ground work on S. Haven Street is complete
  - a. The Developer shall coordinate with the City of Baltimore and applicable agencies in preparing and enforcing traffic mitigation plans

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil a'Becket", with a long horizontal flourish extending to the right.

Phil a'Becket  
Vice President, Brewers Hill Neighbors, Inc.  
[abecket@gmail.com](mailto:abecket@gmail.com)  
[BHNBoard@brewershillneighbors.org](mailto:BHNBoard@brewershillneighbors.org)

CC:

Mark Levy  
Justin Williams (Rosenberg Martin Greenberg, LLP)