



HEARING NOTES

Bill: 21-0113

Zoning Code – Modifications

Committee: Economic and Community Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: July 26, 2022

Time (Beginning): 2:00 PM

Time (Ending): 4:00 PM

Location: Virtual WEBEX

Total Attendance: Approximately 25

Committee Members in Attendance:

John Bullock Mark Conway 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.)

- Jeffrey Hochstetler City Solicitor
- Tamara Wood, Planning Commission
- Aaron DeGraffenreidt, General Counsel for the City Council

- Liam Davis, Department of Transportation
- Luis Cardona, Baltimore Development Corporation
- Stephanie Murdock, Department of Housing and Community development

### Major Issues Discussed

1. Councilmember Sharon Green Middleton opened the meeting, introduced committee members and City representatives and read the bill into the record.
2. Tamara Woods presented and explained proposed changes to Article 32 - Zoning, outlined in the bill focusing on Titles 15 through Title 17.
3. Section 15-301 – Ms. Woods explained how buildings 30’ feet or more are measured for height.
4. Section 15-304 – Planning is proposing to amend current law to correct the need to subdivide a lot on which a carriage house is situated in order to use the building as a single-family dwelling. Councilmember Ramos proposes to amend the bill to remove the parking space requirement. Councilmember Dorsey proposes to amend the bill to allow carriage houses to have at least 350 square feet of gross floor area instead of the 1750 square feet currently allowed. He is also proposing to remove parking space requirements for carriage houses.
5. Section 16-601- The committee discussed parking requirement trends especially for new developments. Councilmember Ramos is proposing an amendment that would have this section apply to all multi-family buildings.
6. Section 16-701 - The committee discussed proposed amendments to Article 32 - Zoning as well as the City’s bike program and how implementation of certain regulations and projects impact communities. The committee pointed out the need to have direct discussions with community groups before decision-making and implementation.
7. The hearing was recessed.

### Further Study

Was further study requested?  
If yes, describe.

Yes  No

### Committee Vote:

Sharon Green Middleton, Chair .....

John Bullock: .....

Mark Conway: .....

Ryan Dorsey: .....

Antonio Glover:.....

Odette Ramos: .....

Robert Stokes:.....

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Jennifer L. Coates, Committee Staff

Date: July 30, 2022

cc: Bill File  
OCS Chrono File