



TO: J.R. Woolman, LLC o/b/o MOSB Holdings, LLC

FROM: Matthew Peters, Committee Staff

Date: May 2, 2023

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS
(REZONINGS); PLANNED UNIT DEVELOPMENTS

The Economic and Community Development Committee of the Baltimore City Council has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 22-0296

Date: Tuesday, June 13, 2023

Time: 2:00 p.m.

Place: Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor and
online via Webex

Notice of the public hearing must be provided by and at the expense of the applicant in accordance with Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs. For helpful information about the notice requirements under Article 32 - Zoning see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<https://legislative.reference.baltimorecity.gov/city-codes>

The required notice and deadlines are outlined on the following page.

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Sign Posting

At least 30 days prior to the date of the hearing, the applicant must post the required sign(s) consisting of the language between the double lines on Attachment A.

Written Notice to Property Owners

At least 15 days prior to the date of the hearing, the applicant must send by first-class mail written notice consisting of the language between the double lines on Attachment A to each person who appears on the tax records of the City as an owner of the property to be rezoned.

Newspaper Advertisement

At least 15 days prior to the hearing, the applicant must publish notice consisting of the language between the double lines on Attachment A in one (1) newspaper of general circulation. You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun, or the Afro-American.

Certifications

At least four (4) days prior to the hearing, certifications of the written notice, publication of the newspaper advertisement, and sign posting must be submitted electronically to Natawna Austin at NatawnaB.Austin@Baltimorecity.gov. If the required certifications are not received the public hearing will be cancelled without notice.

Deadlines

The deadline dates for the required notices and certifications are as follows:

Sign Posting Deadline:	May 14, 2023
Written Notice Deadline:	May 29, 2023
Newspaper Ad Deadline:	May 29, 2023
Certification Deadline:	June 9, 2023

Please note that ALL of the requirements MUST be met in order for your hearing to proceed as scheduled.

If you have any questions regarding your notice requirements, please contact:

Matthew Peters, Committee Staff
Baltimore City Council
Economic and Community Development Committee
410-396-1268
Matthew.Peters@baltimorecity.gov

ATTACHMENT A
Required Language for Public Notice

Sign Posting Deadline: May 14, 2023
Written Notice Deadline: May 29, 2023
Newspaper Ad Deadline: May 29, 2023

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 22-0296

The Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, June 13, 2023, at 2:00 p.m. to conduct a public hearing on City Council Bill No. 22-0296. The Committee will conduct the hearing in the Clarence “Du” Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

CC 22-0296 – Rezoning - 810 Leadenhall Street

For the purpose of changing the zoning for the property known as 810 Leadenhall Street (Block 0902, Lot 006), as outlined in red on the accompanying plat, from the IMU-1 Zoning District to the TOD-4 Zoning District.

By amending
Article – Zoning; Zoning District Maps; Sheet 68
Baltimore City Revised Code (Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: MOSB Holdings, LLC
For more information, contact Committee Staff at (410) 396-1268.

SHARON GREEN MIDDLETON
Chair

SEND CERTIFICATION TO:

Natawna B. Austin
NatawnaB.Austin@Baltimorecity.gov

SEND BILL TO:

MOSB Holdings, LLC
c/o Joseph R. Woolman, III, Esquire
145 West Ostend Street, Suite 600
Baltimore, Maryland 21230
(612) 389-0659

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

- (1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:
 - (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
 - (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
 - (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
 - (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
 - (v) each sign must be at least 3 feet by 4 feet in size.
- (2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.