

**For Internal Use Only**



**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**TUESDAY, AUGUST 6, 2024  
10:03 AM**

**COUNCIL CHAMBERS**

*Council Bill #24-0513*

**Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 –  
New Shiloh Baptist Church Planned Unit Development**

## CITY COUNCIL COMMITTEES

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Mark Conway  
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Antonio Glover  
Odette Ramos  
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*Staff: Anthony Leva (410-396-1091)*

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*Staff: Marguerite Currin (443-984-3485)*

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Phylicia Porter

*Staff: Marguerite Currin (443-984-3485)*

### **COMMITTEE OF THE WHOLE (COW)**

President Nick Mosby, Chair  
All City Council Members

*Staff: Larry Greene (410-396-7215)*

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Isaac “Yitzy” Schleifer

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Odette Ramos  
James Torrence

*Staff: Richard Krummerich (410-396-1266)*

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Eric Costello, Chair  
Sharon Green Middleton, Vice Chair  
Isaac “Yitzy” Schleifer  
Robert Stokes  
Danielle McCray

*Staff: Marguerite Currin (443-984-3485)*

CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill 24-0513**

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**Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 –  
New Shiloh Baptist Church Planned Unit Development**

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**Sponsor:** Councilmember Torrence at the request of Bon Secours Community Works  
**Introduced:** April 8, 2024

**Purpose:**

**For the purpose** of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known New Shiloh Baptist Church; and providing for a special effective date.

**Effective:** On the date it is enacted.

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**Agency Reports**

Law Department	Favorable
Planning Commission	Favorable
Department of Housing & Community Development	None as of this writing
Baltimore Development Corporation	Favorable
Department of Transportation	None as of this writing

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## Analysis

### Current Law

Ordinance 99-533, as amended by Ordinance 16-569

Article 32 - Zoning Code law require the Mayor and City Council to find as follows when deciding whether to repeal a Planned Unit Development (PUD):

1. the repeal of the PUD is in the public interest; and
2. the approved final development plan of the PUD:
  - i. has been substantially completed,
  - ii. is no longer necessary in light of the property's underlying zoning,
  - iii. is no longer consistent with the City's Master Plan; or
  - iv. has been abandoned by the property owner.

### Background

Council Bill 24-0513, if enacted would repeal (cancel) the prior Ordinance(s) that were established for the PUD for New Shiloh Baptist Church located at 2100 North Monroe Street, Baltimore, Maryland 21217. This property is located in the 7<sup>th</sup> Council District.



Per the Planning Commission the PUD was created for a reasonable purpose twenty-five (25) years ago but the zoning concerns of that time have been solved by a more modern zoning code. For this reason, the PUD is no longer necessary, and per subsection 13-205(2)(ii) it can be repealed.

The Department of Planning/Planning Commission has provided extensive information regarding the site, its history and etc. in their agency report. *See attached report.*

Community associations have been notified about this Ordinance/action.

## Additional Information

**Fiscal Note:** None

**Information Source(s):** Bill 24-0513 and all agency reports, and all correspondence received as of this writing.

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Analysis by: *Marguerite M. Currin*  
Analysis Date: August 1, 2024

Direct Inquiries to: (443) 984-3485

**CITY OF BALTIMORE  
COUNCIL BILL 24-0513  
(First Reader)**

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Introduced by: Councilmember Torrence  
At the request of: Bon Secours Community Works  
Address: c/o John Parks  
26 N. Fulton Avenue  
Baltimore, Maryland 21223  
Telephone: (310) 503-0240

Introduced and read first time: April 8, 2024

Assigned to: Ways and Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 –**  
3 **New Shiloh Baptist Church Planned Unit Development**

4 FOR the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which  
5 designated certain properties a Business Planned Unit Development known as New Shiloh  
6 Baptist Church; and providing for a special effective date.

7 BY repealing  
8 Ordinance 99-533, as amended by Ordinance 16-569

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
10 Ordinance 99-533, as amended by Ordinance 16-569, is repealed, and the authority conferred in  
11 that Ordinance to designate certain properties a Business Planned Unit Development known as  
12 New Shiloh Baptist Church is rescinded.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
14 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

# Council Bill 24-0513

## AGENCY REPORTS

See attached

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**CITY OF BALTIMORE**

**BRANDON M. SCOTT**  
Mayor



**DEPARTMENT OF LAW**  
EBONY M. THOMPSON, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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April 18, 2024

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 24-0513 – Repeal of Ordinance 99-533, as Amended by  
Ordinance 16-569 – New Shiloh Baptist Church Planned Unit Development

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0513 for form and legal sufficiency. The bill would repeal the prior the ordinances that established and amended the Planned Unit Development for New Shiloh Baptist Church.

A repeal of a PUD without a replacement has no legal impediment because Maryland Courts have said that for floating zones, such as a PUD, the legislative body must have “a little more than a scintilla of evidence” to support its decision to repeal, and the decision will be upheld if it is not “arbitrary, capricious or illegal.” *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 191 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); *see also Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005); *MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4<sup>th</sup> Cir. 2008).

In 2019, the City amended its zoning laws to require the Mayor and City Council to find as follows when deciding whether to repeal a PUD:

- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
  - (i) has been substantially completed;
  - (ii) is no longer necessary in light of the property’s underlying zoning;
  - (iii) is no longer consistent with the City's Master Plan; or
  - (iv) has been abandoned by the property owner.

City Code, Art. 32, § 13-205.

As there are no legal impediments to this bill, the Law Department can approve it for form and legal sufficiency

Very truly yours,



Hilary Ruley  
Chief Solicitor

cc: Ebony Thompson, City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor



## MEMORANDUM

**DATE:** May 15, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** Council Bill 24-0513

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0513 introduced by Councilmember Torrence.

### PURPOSE

To repeal Ordinance 99-533 which designates parcels of properties to New Shiloh Development Corporation for a Business Planned Unit Development.

### BRIEF HISTORY

New Shiloh Development Corporation has partnered with Enterprise Homes to complete a 20-year, three-phase project which includes New Shiloh III, a \$20-million, 50-unit affordable housing building at the proposed sites. This project will support the already completed phases of development and add wrap around social services for the families, as the community works toward its vision plan for the New Shiloh Village. In order to complete this project, the PUD must be repealed, and the site will revert to the underlying zoning.

### FISCAL IMPACT


None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0513. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

[CEII]

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0513 / REPEAL OF ORDINANCE 99-533, AS AMENDED BY ORDINANCE 16-569 - NEW SHILOH BAPTIST CHURCH PLANNED UNIT DEVELOPMENT		

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: May 10, 2024

At its regular meeting of May 9, 2024, the Planning Commission considered City Council Bill #24-0513, for the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0513 and adopted the following resolutions, with eight members being present (seven in favor, one abstained):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0513 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**May 9, 2024**

**REQUEST:** City Council Bill #24-0513/ Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 - New Shiloh Baptist Church Planned Unit Development:

For the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso and Matt DeSantis

**PETITIONER:** Bon Secours Community Works c/o John Parks

**OWNER:** The New Shiloh Baptist Church, Inc.

### **SITE/GENERAL AREA**

Site Conditions: This Planned Unit Development (PUD) area roughly includes the large properties on the east side of North Payson Street from Clifton Avenue to Elgin Avenue, and the properties on the north side of Elgin Avenue between Monroe Street, and the rears of the properties fronting on North Pulaski Street.

General Area: This site is located in the eastern portion of the Mondawmin neighborhood, which includes Mondawmin Mall, the campuses of the Frederick Douglass High School and Coppin State University, and the residential area bounded by West North Avenue to the south, North Fulton Avenue on the east, and Reisterstown Road on the northeast.

### **HISTORY**

- On November 18, 1999, Ordinance #99-533 established the New Shiloh Baptist Church PUD.
- On August 17, 2000, the Planning Commission approved a minor amendment to the New Shiloh Baptist Church PUD to accommodate an approved child care center on the site.
- On September 8, 2005, the Planning Commission approved a Minor Amendment, Final Design, and Final Subdivision and Development Plans to accommodate a new senior building on the site.
- On June 15, 2006, the Planning Commission approved a Final Design Approval for the Head Start Daycare Center at 2030 Elgin Avenue.
- On November 18, 2016, Ordinance #16-569 amended the New Shiloh Baptist Church PUD.

## ANALYSIS

Article 32 – *Zoning* §13-205 provides for the repeal of PUDs:

“In determining whether to approve the repeal of a planned unit development, the Planning Commission and the City Council must find that:

- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
  - (i) has been substantially completed;
  - (ii) is no longer necessary in light of the property's underlying zoning;
  - (iii) is no longer consistent with the City's Master Plan; or
  - (iv) has been abandoned by the property owner.”

Under the prior zoning code, the mix of uses proposed for the Planned Unit Development either required a conditional use by Ordinance (*e.g.* Housing for the Elderly, Convalescent, nursing, & rest homes, Banquet Halls), or the parking and bulk requirements for the proposed development wouldn't have met underlying zoning requirements on a lot-by-lot basis. For those reasons, the PUD was created to have a legislative process once, as opposed to for each separate use, and to establish an overall parking and density requirement among the several parcels.

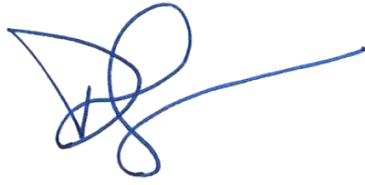
The PUD area has subsequently been rezoned to R-8 residential under the comprehensive rezoning of the City in 2017, and the last development lot available would be better developed under the existing zoning district. Specifically, the proposed New Shiloh 3 multi-family apartment building slated for this northern-most parcel in the PUD (2300 Monroe Street) is not permitted by the existing PUD Development Plan, as the plan had originally envisioned this portion of the site being developed for either a trade school, adult day care center, or seminary. Therefore, to allow the development of this 50-unit apartment building, the applicant had the options of either repealing and replacing the PUD to allow for this new use on this site or simply repealing the PUD.

The existing uses that have been developed will continue as either permitted or lawfully established conditional uses. For this reason, the PUD is no longer necessary, and per §13-205(2)(ii) it can be repealed.

### Equity:

Given that the PUD was created for a reasonable purpose 25 years ago, but the minor zoning concerns of that time have been solved by a more modern zoning code, there will be no evident change to the existing uses, and therefore no visible impacts will be seen by the surrounding community. Future development on the last development parcel will proceed according to the underlying zoning requirements. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: The Greater Mondawmin Coordinating Council and the RW Coleman Neighborhood Association have been notified of this action.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

**Chris Ryer**  
**Director**

# Council Bill 24-0513

## ADDITIONAL DOCUMENTS

See attached



February 13, 2024

To whom it may concern:

Bon Secours Community Works and the New Shiloh Village have been consistent partners to the Greater Mondawmin Coordinating Council (GMCC) and our communities in providing stable housing for some of our most vulnerable residents. We have been well apprised of plans for the New Shiloh III development on Elgin Avenue, and we support the repeal of the existing Planned Use Development in order to ensure its development.

Sincerely,

A handwritten signature in black ink, appearing to read "Eli Lopatin".

Eli Lopatin  
Executive Director

**Greater Mondawmin Coordinating Council**

2401 Liberty Heights Ave. #1110 Baltimore, MD 21215 (410) 523-4500 [office@greatermondawmin.org](mailto:office@greatermondawmin.org)

November 17, 2023

Baltimore City Department of Housing & Community Development  
Baltimore City Mayor's Office of Homeless Services  
Baltimore City Mayor's Office of Recovery Programs

Re: Housing Accelerator Fund and HOME-ARP

Dear Grants Committee:

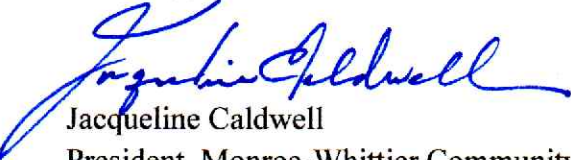
I am the President of the Monroe-Whittier Community Association in Baltimore, 21217, which is the neighborhood that includes the New Shiloh Baptist Church campus. I know well the good work New Shiloh's Community Development Corp. has done in partnering with Unity Properties, part of Bon Secours Community Works, and Enterprise Community Development for work on affordable housing developments on the New Shiloh campus. These partners developed New Shiloh Senior Apartments and New Shiloh Family Apartments, 153 units of desperately needed, high quality affordable housing with consistent high occupancy and a waiting list.

I fully support Unity Properties' application to develop New Shiloh 3, a \$20 million, 50-unit affordable housing building with a mix of one-, two- and three-bedroom units. This project will be on the last undeveloped parcel on the New Shiloh site and is at the intersection of Monroe St. and Elgin Ave. New Shiloh 3 is the final piece of a 20-year project to develop New Shiloh Village on the campus of a faith-based anchor institution. The affordable apartment buildings along with New Shiloh's work to add social service providers including the City's largest YMCA Head Start Facility, LIGHT early childhood daycare and family support center, and The Center for Urban Families, as well as numerous community ministries operated by New Shiloh Baptist Church, has made a positive and long lasting impact on the Monroe-Whittier community.

Baltimore City Housing Accelerator / HOME-ARP funds will be used for the creation of 10 units of permanent supportive housing for people exiting homelessness. Unity Properties has an MOU with Healthcare for the Homeless to provide management services for these units. New Shiloh 3 will add much needed affordable housing in a desirable location that will be developed by long term, successful partners.

I appreciate this opportunity to voice my support for Unity Properties and affordable housing in our community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacqueline Caldwell', is written over a horizontal line.

Jacqueline Caldwell  
President, Monroe-Whittier Community Association



Order ID: 7663958

Printed: 7/9/2024 7:36:13 AM

Page 1 of 2

\* Agency Commission not included

**GROSS PRICE \* :** **\$334.51**

**PACKAGE NAME: BSMG Legal Notices**



Order ID: 7663958

Printed: 7/9/2024 7:36:13 AM

Page 2 of 2

\* Agency Commission not included

**GROSS PRICE \* :** \$334.51

**PACKAGE NAME:** BSMG Legal Notices

**Product(s):** The Baltimore Sun, Affidavit, classified.MDDC.com\_TBS

**AdSize(s):** 1 Column (8BRD)

**Run Date(s):** Monday, July 22, 2024

**Zone:** Full Run

**Color Spec.** B/W

## Preview

### **BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 24-0513**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0513 on August 6, 2024 at 10:03 A.M. 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>.

Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 – New Shiloh Baptist Church Planned Unit Development

For the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

BY repealing Ordinance 99-533, as amended by Ordinance 16-569

Applicant: Bon Secours Community Works

For more information, contact Committee Staff at (443) 984-3485.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Eric T. Costello  
Chair

7/22/24 7663958



# Sales Receipt

Date: 7/10/2024 11:36:12 AM

Adit Order # 7663958

Description: Baltimore City Council Public Hearing

Card Holder Name: Alicia Corson

Billed To: Bon Secours Community Works

Card Type: Visa

Card Number: XXXXXXXXXXXX4998

Authorization Number: 086355

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## Products:

Name	Run Date
The Baltimore Sun	Monday, July 22, 2024
Affidavit	Monday, July 22, 2024
classified.MDDC.com_TBS	Monday, July 22, 2024

## Transactions:

Date	Amount
Wednesday, July 10, 2024	334.51
Total:	334.51

Thank you for your business!



# Sales Receipt

Date: 7/10/2024 11:36:12 AM

Adit Order # 7663958

Thank you for your business!

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: July 5, 2024

**City Council Bill No.: 24-0513**



**2300 N. Monroe Street (1 of 4)**

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:  
**Address: 2300 N. Monroe Street (1 of 4)**

**Date Posted: June 29, 2024**

**Name: Bon Secours Community Works, c/o John Parks**

**Address: 26 N. Fulton Avenue**

**Baltimore, Md. 21223**

**Telephone: (310) 503-0240**

**R. Hoffman (Sign Poster)**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: July 5, 2024

**City Council Bill No.: 24-0513**



**2300 N. Monroe St. – Elgin Lane side (2 of 4)**

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

**Address: 2300 N. Monroe Street – Elgin Lane side (2 of 4)**

**Date Posted: June 29, 2024**

**Name: Bon Secours Community Works, c/o John Parks**

**Address: 26 N. Fulton Avenue**

**Baltimore, Md. 21223**

**Telephone: (310) 503-0240**

A handwritten signature in black ink, appearing to read "R. Hoffman", written over a horizontal line.

**R. Hoffman (Sign Poster)**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: July 5, 2024

**City Council Bill No.: 24-0513**



**2300 N. Monroe St. – Elgin Avenue side (3 of 4)**

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

**Address: 2300 N. Monroe Street – Elgin Avenue side (3 of 4)**

**Date Posted: June 29, 2024**

**Name: Bon Secours Community Works, c/o John Parks**

**Address: 26 N. Fulton Avenue**

**Baltimore, Md. 21223**

**Telephone: (310) 503-0240**

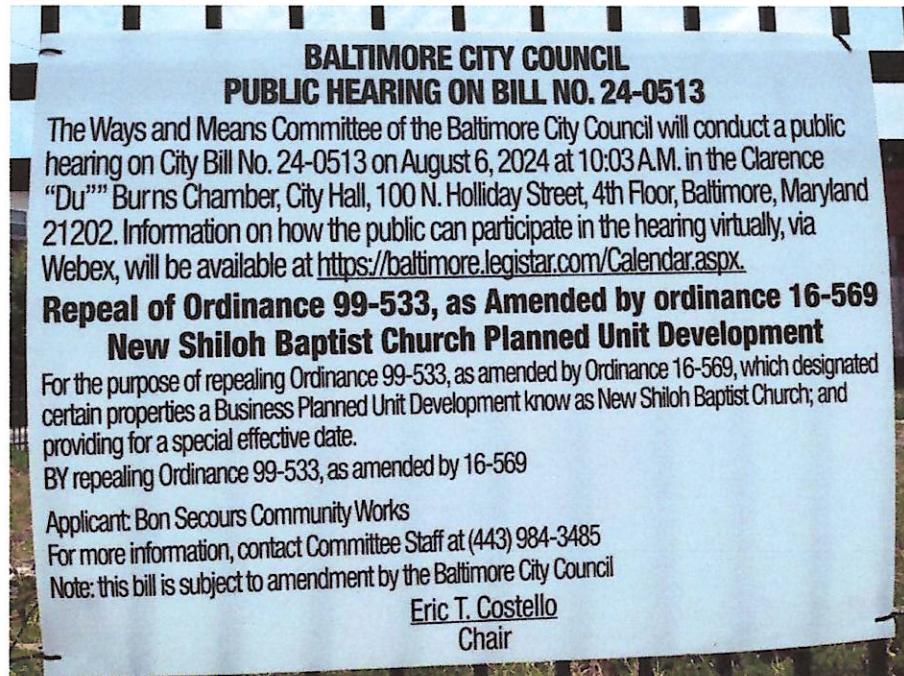
  
**R. Hoffman (Sign Poster)**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: July 5, 2024

**City Council Bill No.: 24-0513**



**2300 N. Monroe Street – close up of sign wording (4 of 4)**

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:  
 Address: 2300 N. Monroe Street – close up of sign wording (4 of 4)

Date Posted: June 29, 2024

Name: Bon Secours Community Works, c/o John Parks

Address: 26 N. Fulton Avenue

Baltimore, Md. 21223

Telephone: (310) 503-0240

  
 R. Hoffman (Sign Poster)

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

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**CERTIFICATE OF MAILING**  
**WRITTEN NOTICE TO PROPERTY OWNER(S)**

---

**City Council Bill Number:**

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

**A.**

Property Owner: Rev Harold A Carter, Jr Pastor

**B. Property Address:**

New Shiloh Baptist Church  
2100 N. Monroe Street  
Baltimore, MD. 21217

On the following date: 07/17/2024

---

**Mailed By:**

---

**Applicant's Name: John Parks**

**Applicant's Organization: Bon Secours Community Works**

**Applicant's Title: Housing Development Manager**

**Applicant's Address: 26 N. Fulton Ave. Baltimore, MD 21223**

**Applicant's Telephone Number: (310) 503-0240**

---

*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*

Bon Secours Community Works  
c/o John Parks  
26 N. Fulton Avenue  
Baltimore, MD 21223  
(310) 503-0240  
[John\\_Parks@bshsi.org](mailto:John_Parks@bshsi.org)

Rev Harold A Carter, Jr  
Pastor  
New Shiloh Baptist Church  
2100 N. Monroe Street  
Baltimore, MD. 21217  
CC: Executive Assistant: Janelia Ward -410-523-5306

Re: Owner Notice of Public Hearing on Council Bill No. 24-0513

Good afternoon Rev. Carter,

My name is John Parks, and I am the Housing Development Manager at Bon Secours Community Works. As you may be aware, Bon Secours is engaged in the expansion of the New Shiloh Village campus through New Shiloh III. I am writing to provide notice to the owner of 2300 N. Monroe, New Shiloh Baptist Church, of an upcoming Public Hearing regarding the Planned Unit Development known as New Shiloh Baptist Church.

Please find the required language of the notice on the following page.

If I can provide any additional information on this item, do not hesitate to reach out.

Sincerely,

John Parks  
Housing Development Manager  
Bon Secours Community Works  
[John\\_parks@bshsi.org](mailto:John_parks@bshsi.org)  
(310) 503-0240

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 24-0513**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0513 on August 6, 2024 at 10:03 A.M. 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>.

**Repeal of Ordinance 99-533, as Amended by Ordinance 16-569 – New Shiloh Baptist Church  
Planned Unit Development**

For the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date.

BY repealing

Ordinance 99-533, as amended by Ordinance 16-569

Applicant: Bon Secours Community Works

For more information, contact Committee Staff at (443) 984-3485.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Eric T. Costello

Chair

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SEND CERTIFICATION TO:

Natawna B. Austin

[NatawnaB.Austin@Baltimorecity.gov](mailto:NatawnaB.Austin@Baltimorecity.gov)

SEND BILL TO:

Bon Secours Community Works

c/o John Parks

26 N. Fulton Avenue

Baltimore, MD 21223

(310) 503-0240

[=John\\_Parks@bshsi.org](mailto:John_Parks@bshsi.org)

Affix fee here in stamps  
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Received From: <u>John Parks, Bon Secours Community</u> <u>26 N. Fulton Ave. Baltimore, MD 21223</u>	
One piece of ordinary mail addressed to: <u>Rev. Harold A. Carter Jr.</u> <u>New Shiloh Baptist Church</u> <u>2100 N. Monroe St. Baltimore, MD</u> <u>21217</u>	

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**LEGAL NOTICES**

**BALTIMORE CITY COUNCIL  
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BILL NO. 24-0513**

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BY repealing Ordinance 99-533, as amended by Ordinance 16-569

Applicant: Bon Secours Community Works

For more information, contact Committee Staff at (443) 984-3485.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Eric T. Costello  
Chair  
7/22/24 7663958

**Maryland Department of the Environment - Land and Materials Administration  
Notice of Tentative Determination and Public Hearing**

In accordance with §1-604 of the Environment Article, Annotated Code of Maryland, notice is given that the Land and Materials Administration has made a Tentative Determination to reissue the following State and National Pollutant Discharge Elimination System (NPDES) General Discharge Permits:

General Permit for the Discharge of Stormwater and Hydrostatic Test Water from Oil Terminals to Surface Water or Groundwater of the State (MDG34)

This permit authorizes the discharge of stormwater from aboveground storage tank secondary containment dikes and loading rack areas and hydrostatic test water to surface water or groundwater of the State from petroleum terminals storing less than 5,000,000 gallons of oil. This permit sets numerical limits on the effluent concentrations of the petroleum product contamination following treatment of the stormwater or hydrostatic test water.

General Permit for the Discharge of Treated Groundwater from Oil Contaminated Groundwater Sources to Surface Water or Groundwater of the State (MDG91)

This permit authorizes the discharge of treated groundwater previously contaminated by petroleum products as the result of spills, leaks, or discharges of oil. This permit sets numerical limits on the effluent concentrations of the petroleum product contamination following treatment of the contaminated groundwater.

MDE has scheduled a Public Hearing at the Maryland Department of the Environment located at 1800 Washington Blvd., Baltimore, MD 21230. The Hearing will be held on August 26, 2024 starting at 12:00 pm. Written comments on the Tentative Determination and draft permits will be accepted until the close of business on August 27, 2024. Comments should be addressed to:

Mr. Tyler Abbott, Director  
Land and Materials Administration  
Maryland Department of the Environment  
1800 Washington Boulevard, Suite 610  
Baltimore, Maryland 21230

Similar permits have been authorized for these discharge classes on a 5 year cycle since 1997. Both federal (40 CFR 122) and State (COMAR 26.08.04) regulations require discharge permits for these activities. Specifically, State regulations require that discharges of any wastes or wastewater to surface water or groundwater, regardless of volume, be authorized by a discharge permit. Federal regulations address discharges to surface water only, requiring a permit for the discharge of pollutants. The limits for these permits are based on what has been demonstrated to be technologically achievable. Self-monitoring is required to verify compliance. This permit also sets operational requirements, such as routine inspections. The Permit Fact Sheets and Draft Permits may also be viewed via MDE's website at: <https://mde.maryland.gov/programs/land/OilControl/Pages/index.aspx>. For further information regarding this Notice or to request an interpreter, please contact Mr. Brad Barzin, Section Head of the AST & Permits Section, Oil Control Program, at (410) 537-3483.

July 22 & 29 7668808

**Deborah Cole, Psy.D.** announces that she will be closing her psychological practice on September 30, 2024, at which time records will be destroyed, unless she is notified by email at [psychologyNart@gmail.com](mailto:psychologyNart@gmail.com) or by calling her office at (410) 988-3335 by August 30, 2024 of a request for records, which can be picked up at 9881 Brokenland Pkwy, Columbia, MD 21046 ONLY by appointment on September 24, 25, or 26, 2024.

July 18 thru Aug 1 7667387

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
FAMILY PART  
HUDSON COUNTY  
DOCKET NO. FM-09-2121-23  
TO RAUL A. GUERRA CHAVARRIA**

By order of the Superior Court of New Jersey, wherein Lucia A. Mendoza Silveira is the plaintiff, and you, Raul A. Guerra Chavarria, are the defendant, you are required to serve upon the plaintiff, Lucia A. Mendoza Silveira, 204 N 2nd Street, Harrison, NJ 07029, either (1) a written appearance in accordance with R. 5:4-3 (a), or (2) an answer to the complaint, on or before the (26th) day of August, 2024, and if you fail to answer or file a written appearance in accordance with R. 5:4-3(b), judgment by default may be rendered against you for the relief demanded in the complaint; and further, you shall promptly file the answer or written appearance and proof of service thereof in duplicate with the matrimonial filing clerk in the Superior Court, Hudson County, located at 595 Newark Ave., Jersey City, NJ 07306, Matrimonial Unit, Room 218, in accordance with the Rules of Civil Practice and Procedure.

The telephone numbers for assistance in obtaining an attorney in the county in which this action is pending are: Lawyer referral service 201-798-4708. Legal Services office 201-792-6363

7/22/24 7668852

**ATTENTION:**

If you or someone you know worked at Ezrine Auto Centers located in Westminster, Towson and/or Baltimore City, MD between 1973 and 1980, please call Betsy at Simmons Hanly Conroy toll-free at (855) 988-2537. You can also email Betsy at [bwilliams@simmons-firm.com](mailto:bwilliams@simmons-firm.com).

July 18 thru July 24 7668101

**NOTICE OF ACTION  
Baltimore County  
BEFORE THE BOARD  
OF NURSING**

IN RE: The license to practice Registered Nursing Jacinta W. Mwangi, R.N. 5 Winkle Court, Apt. 2B Baltimore, Maryland 21237

CASE NO.: 2023-10099

LICENSE NO.: RN9583467

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Matthew G. Winters, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9918.

If no contact has been made by you concerning the above by August 19, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

July 8, 15, 22, 29 7662015

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THE BALTIMORE SUN MEDIA GROUP

**Bridge Play Frank Stewart**

“If not for my bad luck,” Unlucky Louie moaned, “I’d have no luck at all. Meanwhile, good luck trails him around like a large, friendly dog.”

Louie meant the player we call Harlow the Halo, the luckiest man in six states. His key finesses always win, and his errors never cost.

In a team match, both Louie and Harlow played at four hearts. Harlow ruffed West’s third high diamond, led a trump to dummy and returned a club to his jack, accepting the winning finesse as his due. He drew trumps and had 10 tricks.

**DISCARD**

Louie led a trump to dummy at the fourth trick but next took the ace of clubs and led the jack. Dummy’s queen was high for a spade discard, but East took the king and led a third club. When Louie threw his spade loser, West ruffed. Down one.

Louie’s play was better but not best: At Trick Four he can lead the jack of clubs. If East wins and returns a spade, Louie wins and takes the ace of clubs and the K-10 of trumps. Then he safely pitches his last spade on the queen of clubs.

**DAILY QUESTION**

You hold: ♠ K Q 6 3 ♥ 5 3 ♦ A K Q 9 3 ♣ 6 2. The dealer, at your right, opens one heart. What do you say?

**ANSWER:** Though a heart would overall be an error, most players would double to seek a fit in the other major. If partner bid two clubs, they would try two diamonds. You really need a stronger hand to double and then bid a suit, but some pairs use “equal-level conversion,” allowing a bid of two diamonds with no extra strength.

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West dealer N-S vulnerable		NORTH		WEST		EAST		SOUTH	
		♠ J 8 5 4 2		♠ K Q 6 3		♠ 10 7		♠ A 9	
		♥ K 10		♥ 5 3		♥ 8 7		♥ A Q J 9 6 4 2	
		♦ J 5 2		♦ A K Q 9 3		♦ 10 7 4		♦ 8 6	
		♣ Q 7 3		♣ 6 2		♣ K 10 9 8 5 4		♣ A J	
				1 ♦ Pass		1 ♠ Pass		1 ♣ Pass	
				All Pass					
				Opening lead — ♦ K					

**the new york times crossword**

no. 0617

**ACROSS**

1 In first place

6 Help with a crime

10 Wild guess

14 Nintendo character who says “It’s-a-me!”

15 “Voilà!”

16 Swimmer’s response to “Marco!”

17 “Let’s see what you’ve got,” in poker

18 Minor deviation

19 Large-screen film format

20 2018 Childish Gambino hit that won the Grammy for Song of the Year

23 Telemachus, to Odysseus

24 Movie locations

25 2,000 pounds

28 Card up one’s sleeve, perhaps

29 Follower of “www”

30 \_\_\_ Jima

31 Pixar film that takes place mostly underwater

36 Tennis do-over

37 Base’s opposite, in chemistry

38 Not feel so hot

39 Vocal part that often provides harmony to a soprano melody

40 What fits the Venn diagram of “Computers” and “Pastas”?

41 Holder of bait

45 Before, poetically

46 Bit of band equipment

47 Roadside assistance org.

48 Do some cryptography

50 Flushed, as cheeks

52 Airport screening grp.

55 Affirmative at sea ... or a phonetic hint to what’s found sequentially in 20-, 31- and 41-Across

58 Being broadcast

60 0%

61 Participated in an Ironman, e.g.

62 Lingerie fabric

63 World’s largest furniture company

64 Dark shade of green

65 Dry, as skin

66 Unit of suburbia

67 Portions (out)

**DOWN**

1 Leaves out

2 Cheese-covered chip

3 Subway vehicle

4 Some paintings

5 College major for government studies, informally

6 Chance for a hit, in baseball

7 Soothing ointments

8 Falco of “The Sopranos”

9 Locale for beers on draft

10 Zhuzh (up)

11 Ingredient in salsa verde

12 In the style of

13 Container for a birthday gift

21 Witnessed

22 Really digging

26 Have because of

27 Simply unacceptable

28 Tally up

29 Where cold cuts are cut

31 Widely known

32 “Fine, see if \_\_\_!”

33 Kudos to an eagle-eyed proofreader [What?]

34 Medical research org.

39 Cry of understanding

41 Become less bright

42 “Seriously!”

43 Org. that shoots for the stars?

44 Queer-friendly high school dance

49 Yiddish “Yeesh!”

50 Subscribe for another year

51 Place for barnacles and barracudas

52 Understood without being stated

53 Kitchen strainer

54 Mountain range that extends from Venezuela to Argentina

56 Musician Ono

57 Story

58 Portuguese greeting

59 Rap’s Lil \_\_\_ X

**ANSWER TO SATURDAY’S PUZZLE**

A	T	L	A	S	A	N	O	R	A	K	S
S	M	O	O	C	H	N	A	N	O	B	O
C	H	I	L	D	H	O	O	D	M	E	M
A	I	M	E	E	R	A	R	E	A	M	E
S	E	A	T	S	T	R	O	D	E	B	A
A	S	K	D	I	E	S	I	R	A	E	
S	T	I	P	E	N	D	D	O	S	A	S
	N	A	V	E	A	S	P	I	R	E	D
D	O	G	L	E	A	S	H	P	E	S	T
E	N	T	E	R	T	A	I	N	E	R	S
P	A	H	S	E	X	T	E	D	F	A	V
O	D	A	Y	R	E	U	P	V	I	S	I
S	A	T	A	N	S	N	A	K	E	B	I
I	R	U	L	E		A	L	F	R	E	D
T	E	P	E	E		I	C	A	R	E	

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7/22/24

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tel: 410/332-6000  
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WE HEREBY CERTIFY, that the annexed advertisement of Order No 7663958

**Sold To:**

Bon Secours Community Works - CU80093843  
26 N Fulton Ave  
Baltimore, MD 21223

**Bill To:**

Bon Secours Community Works - CU80093843  
26 N Fulton Ave  
Baltimore, MD 21223

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Baltimore City and/or Baltimore County on the following dates:

Jul 22, 2024

The Baltimore Sun Media Group

*Shanna Evans*

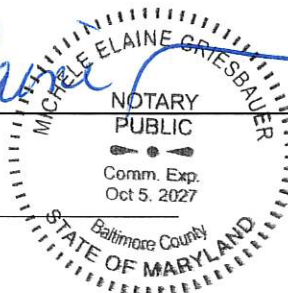
By \_\_\_\_\_

Subscribed and sworn to before me this 23 day of July 2024

By \_\_\_\_\_

Notary Public

My commission expires \_\_\_\_\_



Material for adit Order ID:

« Previous Next »

7663958

Material #1

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Eric T. Costello  
Chair

7/22/24

7663958