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**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
10:04 AM**

COUNCIL CHAMBERS

Council Bill #24-0557

**Zoning – Conditional Use – Parking Lot (Principal Use) –
1200 Brentwood Avenue**

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0557

Zoning – Conditional Use – Parking Lot (Principal Use) – 1200 Brentwood Avenue

Sponsor: Councilmember Stokes at the request of Rebuild Metro

Introduced: June 24, 2024

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot 026), as outlined in red on the accompanying plat; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

Law Department	None as of this writing
Department of Housing & Community Development	None as of this writing
Planning Commission	None as of this writing
Baltimore Development Corporation	None as of this writing
Department of Transportation	None as of this writing
Fire Department	None as of this writing
Board of Municipal & Zoning Appeals	None as of this writing
Parking Authority of Baltimore City	Favorable

Analysis

Current Law

Article 32 – Zoning, Sub Sections 5-201(a) and Table 9-301 (R-8).

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code.

Also, in accordance with the Zoning Code, the Ordinance is subjected to the following conditions:

1. The proposed parking lot must be approved by the [Site Plan Review Committee](#).

The [Site Plan Review Committee \(SPRC\)](#) provides joint recommendations in a coordinated inter-agency review to ensure that, at a minimum, proposed development complies with the Comprehensive Plan, Baltimore City Zoning Code, Subdivision Rules and Regulations, Building Codes, Environmental codes and regulations, and other commonly accepted planning, transportation and institutional guidelines and requirements. These jointly coordinated recommendations will also help ensure safe, functional, environmentally sound, aesthetically responsive, efficient and orderly development with high standards of design. These designs will protect properties and the general public in the immediate vicinity, minimize adverse effects upon pedestrian, bicycle and vehicular traffic, create a more attractive and sustainable environment, and provide a consistent and uniform method of review.

Agencies that are typically represented on the Committee include:

- Department of Planning
- Department of Transportation
- Department of Public Works
- Parking Authority
- Mayor's Office of Disabilities

2. The parking lot must comply with the requirements of the [Landscape Manual](#).

The [Landscape Manual](#) was adopted by the Planning Commission on May 25, 2017. The new code, including the Landscape Manual, became effective on June 5, 2017.

3. The parking lot must comply with [all](#) applicable federal, state and local licensing and certification requirements.

Background

Bill 24-0557, if approved, would permit the establishment and operation of a principal use parking lot with twenty-one (21) spaces on the property known as 1200 Brentwood Avenue. The property is located in the 12th Council District.

The site is currently owned by the Mayor and City Council of Baltimore City.

Per the Planning Commission: See note below**

** Council Bill #24-0557 is scheduled for the Planning Commission meeting on August 1st. A report will be submitted as soon as possible thereafter.

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0557 and all agency reports and all correspondence received as of this writing.

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

Direct Inquiries to: (443) 984-3485

CITY OF BALTIMORE
COUNCIL BILL 24-0557
(First Reader)

Introduced by: Councilmember Stokes

At the request of: Rebuild Metro, c/o Arjun Hosakere

Address: 1129 N. Caroline St., Baltimore, Maryland 21213

Telephone: (410) 563-6220

Introduced and read first time: June 24, 2024

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Baltimore Development Corporation, Department of Transportation, Fire Department, Board of Municipal and Zoning Appeals, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use –**
3 **Parking Lot (Principal Use) – 1200 Brentwood Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a principal use parking lot on the property known as 1200 Brentwood Avenue
6 (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a
7 special effective date.

8 BY authority of
9 Article - Zoning
10 Sections 5-201(a), 5-501, 5-508, 14-331, and Table 9-301 (R-8)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of a principal use
15 parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as
16 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
17 Zoning Code §§ 5-201(a), 9-301, 14-331, and Table 9-301 (R-8), subject to the conditions listed
18 below.

- 19 1. The proposed parking lot must be approved by the Site Plan Review Committee.
- 20 2. The parking lot must comply with the requirements of the Landscape Manual.
- 21 3. The parking lot must comply with all applicable federal, state, and local licensing and
22 certification requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the

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

Council Bill 24-0557

1 accompanying plat and in order to give notice to the agencies that administer the City Zoning
2 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
3 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
4 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
5 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
6 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
7 the Zoning Administrator.

8 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
9 enacted.

Council Bill 24-0557

AGENCY REPORTS

See attached

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: July 18, 2024
RE: City Council Bill 24-0557



I am herein reporting on City Council Bill 24-0557, introduced by Councilmember Stokes at the request of Rebuild Metro, c/o Arjun Hosakere.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The property is zoned in the Rowhouse and Multi-Family Residential (R-8) zoning district which allows a parking lot as a principal use subject to a conditional use permit per Baltimore City Zoning Code § 5-201 (a) and Table 9-301 (R-8). A site visit was conducted during the month of July. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located to the North on the 400 and 500 block of E Preston Street. Additionally, plans which included this site were previously reviewed by the PABC at Site Plan Review Committee (SPRC). It is our understanding that the parking lot will be utilized by residential properties located adjacent to the site. Therefore, if any other changes are made, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0557.

Council Bill 24-0557

ADDITIONAL DOCUMENTS

See attached

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

{Property Address; Block ____, Lot ____}

1. Applicant's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property:

4. Current Owner's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on _____ by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

(a) There is _____ is not _____ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

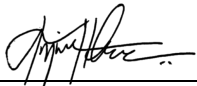
7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

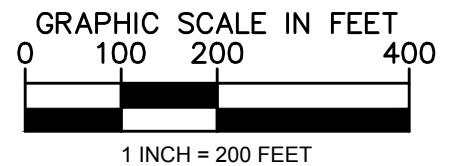
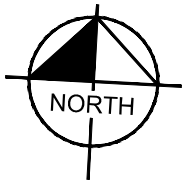
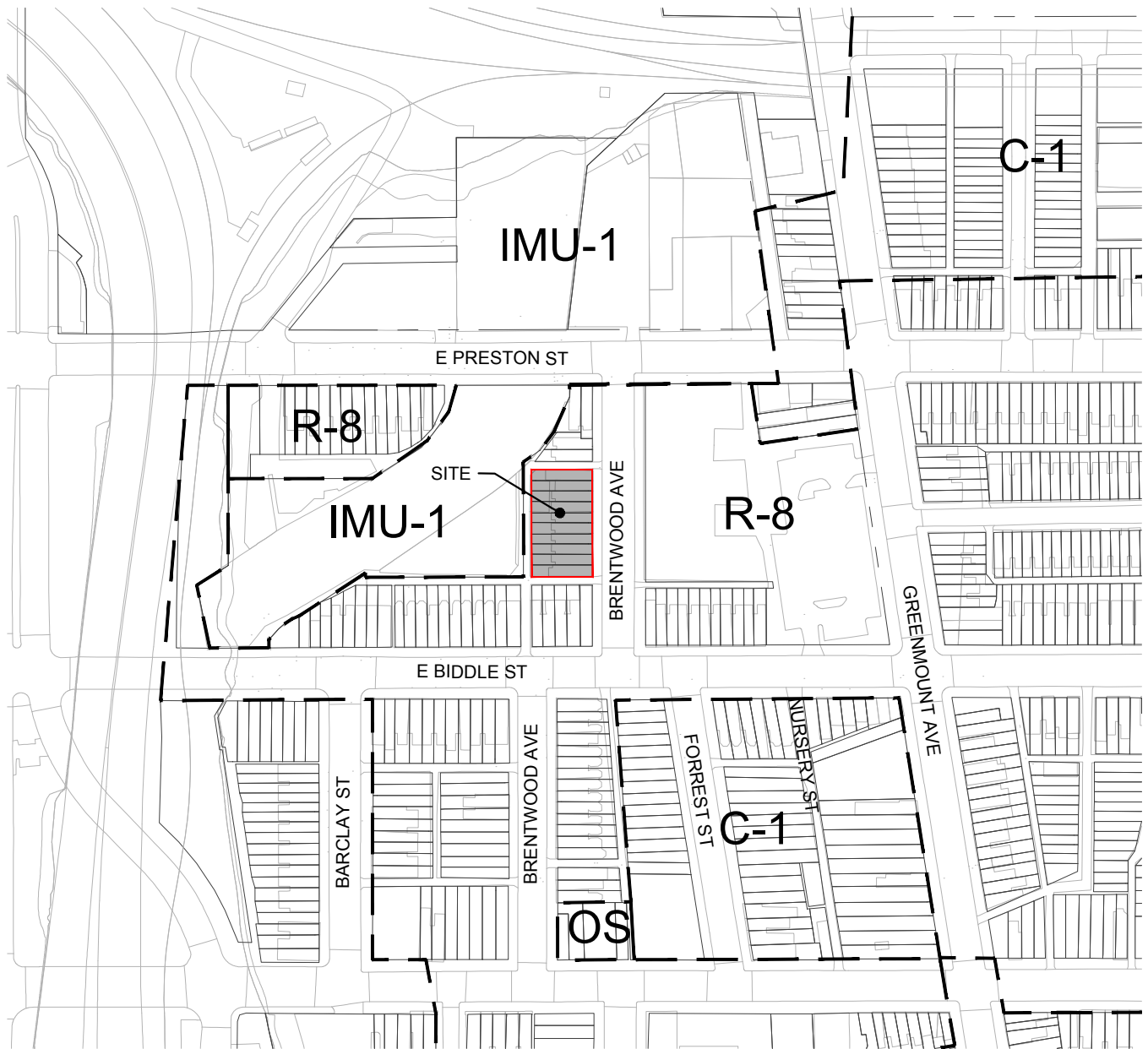
AFFIDAVIT

I, _____, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

Date



PROPERTY ADDRESS: 1200-1216 BRENTWOOD AVENUE

APPLICANT: REBUILD METRO, INC AND TEACHER HOUSING
AT BIDDLE, LLC C/O ARJUN HOSAKERE

JUNE 4, 2024

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
CHRISTOPHER H. MARTIN, PE

WARD - 10 SECTION - 040 BLOCK - 1152 LOTS - 026-34

MAYOR

PRESIDENT CITY COUNCIL



REBUILD JOHNSTON SQUARE NEIGHBORHOOD ORG

700 E. Chase Street

Baltimore, Maryland 21202

443 801 5772

To Whom It May Concern,

Rebuild Johnston Square Neighborhood Organization is writing to express our support for the issuance of a conditional use ordinance to ReBuild Metro. This ordinance would permit the use of a portion of the 1200 Block of Brentwood Avenue as a parking lot for the Teacher Housing Project in Johnston Square.

We believe this initiative will significantly benefit our community by providing essential infrastructure to support our educators. We are confident that this project will contribute positively to the development and revitalization of Johnston Square.

Thank you for your consideration.

Sincerely,

Regina Hammond
Executive Director
Rebuild Johnston Square Neighborhood Organization

From: [Whiteheart, Rachel \(DOP\)](#)
To: [Tiso, Eric \(DOP\)](#); [Martin, Christopher](#)
Cc: [Cosgrove, Ryan](#); [Mirrer, Allie](#)
Subject: RE: SPRC - 1200-16 Brentwood Avenue - Parking Lot
Date: Thursday, May 9, 2024 3:32:52 PM

Chris,

I've reviewed the plans and comment response and will waive the 7' planting buffer requirement on the northern edge of the parking lot. I'm okay with SPRC approval for Forest Conservation and Landscape Manual.

Thanks,
Rachel

--

Rachel Whiteheart, P.E. (she/her)

Environmental Planner – Forest Conservation

City of Baltimore | Department of Planning | Office of Sustainability

Phone: 410-396-4369

From: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>
Sent: Friday, May 3, 2024 10:51 AM
To: Martin, Christopher <Christopher.Martin@kimley-horn.com>
Cc: Cosgrove, Ryan <Ryan.Cosgrove@kimley-horn.com>; Mirrer, Allie <Allie.Mirrer@kimley-horn.com>; Whiteheart, Rachel (DOP) <rachel.whiteheart@baltimorecity.gov>
Subject: RE: SPRC - 1200-16 Brentwood Avenue - Parking Lot

Hello,

Sorry for the delay, and thanks for the update, this will be approved at SPRC, subject to Forest Conservation and Landscape Manual requirements (re: the question on 7' buffer) as of today. Please keep this e-mail as evidence of my conditioned approval.

-Eric

Eric W. Tiso, AICP

Director of Development Oversight & Project Support

Division Chief, Land Use & Urban Design Division

City of Baltimore | Department of Planning

417 E. Fayette St., 8th Floor | Baltimore, MD 21202

Phone: 410.396.8358 | Cell: 410.365.1315

In-Person Meeting Request Policy: Currently, Department of Planning staff is working remotely with limited weekly office hours. Telephone calls will be returned within 24 hours or the next business day; e-mails will be returned within 48 hours or two business days."

Our Mission: *To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.*

Our Equity Statement: *An equitable Baltimore addresses the needs and aspirations of its diverse population and meaningfully engages residents through inclusive and collaborative processes to expand access to power and resources.*

Learn More About the Baltimore Comprehensive Plan Update: www.planourbaltimore.com

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From: Martin, Christopher <Christopher.Martin@kimley-horn.com>

Sent: Tuesday, March 12, 2024 3:19 PM

To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>

Cc: Cosgrove, Ryan <Ryan.Cosgrove@kimley-horn.com>; Mirrer, Allie <Allie.Mirrer@kimley-horn.com>

Subject: RE: SPRC - 1200-16 Brentwood Avenue - Parking Lot

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Good afternoon Eric,

Please find attached our SPRC resubmittal consisting of the following:

- Updated plans
- Comment response letter
- Site Confirmation Letter
- No TIS Letter

We are coordinating to have the conditional use introduced with Councilman Stokes as well. Please let us know if anything else is required for approval.

Thanks,

Chris Martin, P.E. (MD) | Civil Engineer

Kimley-Horn

Direct: (443) 743-3495

From: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>

Sent: Thursday, February 15, 2024 10:46 AM

To: Martin, Christopher <Christopher.Martin@kimley-horn.com>

Subject: SPRC - 1200-16 Brentwood Avenue - Parking Lot

Hello,

Attached are my notes for your use - please share with your team as needed.

Thanks,

-Eric

Eric W. Tiso, AICP

Director of Development Oversight & Project Support

Division Chief, Land Use & Urban Design Division

City of Baltimore | Department of Planning

417 E. Fayette St., 8th Floor | Baltimore, MD 21202

Phone: 410.396.8358 | Cell: 410.365.1315

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Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [7/15/2024]

City Council Bill No.: 24-0557



(Place a picture of the posted sign in the space below.)

Address: 1200 Brentwood Avenue

Date Posted: July 14, 2024

[Handwritten signature: Martin Ogle]

Name: Martin Ogle

Address: 9912 Maidbrook Road Parkville Md, 21234

Telephone: 443-629-3411

-
- Email to: 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