

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

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HEARING NOTES

Ordinance: 20-0512

Rezoning - 1301 East Fort Avenue

Committee: Land Use
Chaired by: Councilmember Edward Reisinger

Hearing Date: July 8, 2020
Time (Beginning): 1:05 PM
Time (Ending): 1:25 PM
Location: Webex Virtual Hearing
Total Attendance: Approximately 30 people

Committee Members in Attendance:
Edward Reisinger Shannon Sneed
Mary Pat Clarke Eric Costello
Ryan Dorsey Sharon Green Middleton
Leon Pinkett Robert Stokes

Bill Synopsis in the file? [X] YES [] NO [] N/A
Attendance sheet in the file? [] YES [] NO [X] N/A
Agency reports read? [X] YES [] NO [] N/A
Hearing televised or audio-digitally recorded? [X] YES [] NO [] N/A
Certification of advertising/posting notices in the file? [X] YES [] NO [] N/A
Evidence of notification to property owners? [X] YES [] NO [] N/A
Final vote taken at this hearing? [] YES [X] NO [] N/A
Motioned by: NA
Seconded by: NA
Final Vote: NA

Major Speakers

(This is not an attendance record.)

Eric Tiso, Department of Planning
Victor Tervalva, Department of Law
Caroline Hecker, Esquire, Representative for the Applicant

Major Issues Discussed

1. Chairman Reisinger called the hearing to order; read the bill number, title, and purpose; and confirmed that the public notice requirements were met.
2. Councilman Costello explained the purpose of the bill. He further noted that the applicant is having ongoing discussions with the community to ensure community support for the project and asked that the Committee defer a vote on the bill until a later date.
3. Councilwoman Clarke asked how this rezoning relates to preserving industrial space in the City. Councilman Costello explained that the subject property is unique because it is across the street from a school and the community was concerned about the former chemical plant operating on the property. He further noted that the developer has been working with the industrial community and the school to accommodate their interests.
4. Eric Tiso summarized the Planning Commission’s findings and recommendations.
5. Victor Tervalá summarized the recommendations in the Law Department’s written report and explained the findings required for the Council to approve the rezoning.
6. Caroline Hecker noted that she had submitted a written memorandum on behalf of the applicant to the Committee with proposed supplemental findings in support of the rezoning (in file). She further explained that there have been substantial changes in the neighborhood since the last comprehensive zoning, including the discontinuation of the previous industrial use of the property and development of other nearby properties.
7. Representatives from the Board of Municipal and Zoning Appeals, the Department of Transportation, and the Department of Housing and Community Development confirmed the recommendations in their agencies’ written reports. Chairman Reisinger noted that the Baltimore Development Corporation recommended the bill favorably in its written report.
8. Chairman Reisinger recessed the hearing.

Further Study

Was further study requested?

Yes **No**

If yes, describe.

The Committee will reconvene after the developer and the community reach an agreement.

Committee Vote:

E. Reisinger:
S. Sneed:
M. Clarke:
E. Costello:
R. Dorsey:
S. Middleton:
L. Pinkett:
R. Stokes:

Matthew Peters

Matthew L. Peters, Committee Staff

Date: July 10, 2020

Cc: Bill File
OCS Chrono File