

MEMORANDUM

To: Baltimore City Planning Commission
From: Caroline L. Hecker
Justin A. Williams
CC: Park West Health System, Inc.
Date: August 20, 2020
Re: **City Council Bill #20-0566**
Request for Zoning Map Amendment
3215 W. Belvedere Avenue; 3317-3323 W. Belvedere Avenue; 5101-5103 Denmore Avenue; 5100 Denmore Avenue; and Block 4580, Lots 038 and 039-55

This firm represents Park West Health System, Inc. (the “Applicant”), which has operated a health care system at the property known as 3317 W. Belvedere Avenue since 1971. As set forth in more detail below, the above-listed properties (the “Properties”) should be rezoned from the R-6 Zoning District to the OR-1 Zoning District on the basis of a mistake in the 2017 Transform Baltimore rezoning process. As indicated in the letters of support from community stakeholders, the OR-1 Zoning District is more compatible with existing and proposed development in the vicinity.

1. Background

1.1. Property Description

The Properties are located in the Central Park Heights area of Baltimore in the 6th Councilmanic District. The Applicant operates the properties known as 3317-3321 W. Belvedere Avenue as Park West Health System, which provides various health care services to the surrounding community. Across the street, 3215 W. Belvedere Avenue and 5101-5103 Denmore Avenue are improved by the Brown’s

Memorial Baptist Church and its accessory parking lot. The property known as 3323 W. Belvedere Avenue is improved by a single-family dwelling, and the properties known as Block 4580, Lots 038 and 039 are both unimproved—the first is an open lot and the second is a ten-foot alley.

1.2. Park West Health System

Licensed Practical Nurse and Park West founding member Janie Geer began helping the medically underserved when she opened a health clinic in the basement of a church in Northwest Baltimore. Ms. Greer infused her passion for public service into the Park West organization, which opened its doors on West Belvedere Avenue in 1971. For nearly 50 years, the Park West Health System has established itself as a pillar of the community by providing primary care, behavioral health, women’s health, and dental services to residents, regardless of insurance status or ability to pay. In an effort to better serve the community, Park West proposes to expand and renovate the W. Belvedere facility in an effort to both improve the premises and streamline services.

The organization’s W. Belvedere Avenue operation predates the 1971 Zoning Code and became a nonconforming use in the R-6 Zoning District when the 1971 Code was enacted. At the time, this did not create a problem because, under the 1971 Code, nonconforming uses were permitted to expand. 1971 ZG § 13-714. However, the nonconforming status of the existing use was ignored during the Transform Baltimore drafting process, resulting in the property retaining its R-6 zoning. This designation overlooked the existing uses, as well as the rapidly growing adjacent commercial district, providing no buffer between the residential community located south and west of the site and the more heavily commercial area located to the north and east. Had the City Council considered those facts, it would have concluded that a transitional zone, such as an office-residential district, would be a more appropriate fit for the Properties.

Unlike the 1971 Zoning Code, the current Zoning Code does not permit the expansion of nonconforming uses. Art. 32 § 18-302(a). As a result, the uncorrected mistake that was of no consequence under the 1971 Code now prevents the expansion and modernization of Park West's existing facility under the current Code. The Applicant has received overwhelming community support for the project, as indicated by the ten attached letters of support from various surrounding community associations and institutions. **Exhibit 1.**

2. The Rezoning Should Be Approved Because of a Mistake in the Existing Zoning Classification.

Outside of a comprehensive rezoning, the City Council has the authority to change the zoning classification of a property upon a finding that there was either a mistake in the existing zoning classification or a significant change in the character of the surrounding community. MD. CODE ANN., Land Use § 10-304(b)(2); Art. 32, § 5-508(b)(1). As detailed below, the 2017 Transform Baltimore process carried the mistake of the 1971 Zoning Code forward, as the City Council failed to take the existing uses into account or consider the need for a transitional zone. The proposed rezoning is appropriate to correct that mistake.

The Court of Appeals has stated that an "error [or mistake] can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on a misapprehension." *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975) (citations omitted). In order to prove mistake, there must be a showing not only of the existing facts at the time of the comprehensive rezoning, but also that the Council knew of said facts. *Id.* at 52.

2.1 The City Council knew that the subject properties were not used for residential purposes at the time Transform Baltimore was enacted in 2017.

Although the City's permit records for the Properties are scarce, the permits that are of record confirm that a number of these properties were not used for residential purposes at the time of the 2017 rezoning. For

example, on April 6, 2016, the Baltimore City Department of Housing and Community Development issued a use permit allowing Park West to “continue to use” 3317-3319 W. Belvedere Ave. as a multipurpose center. In addition, in 2010 and 2013, permits were issued for security systems and commercial fire suppression systems, respectively, at 5100 Denmore Ave. that would have been appropriate for commercial uses rather than residential uses. **Exhibit 2.** The issuance of these permits demonstrates that the City was aware of the non-residential use of the Properties when Transform Baltimore was enacted in 2017.

2.2 The City Council failed to consider the fact that Park West Health System was a major neighborhood institution with demonstrated potential for growth at the time of the enactment of Transform Baltimore.

When Transform Baltimore was enacted in 2017, Park West Health System had already operated at its West Belvedere Avenue location for almost 50 years, providing vital health care services to those in the Central Park Heights community. Since its inception, Park West had expanded to two other locations and thus demonstrated a potential for growth that should have been taken into account when the property was zoned R-6, which prevented the nonconforming use from expanding under the new zoning code.

3. The Planning Commission Should Adopt the Following Findings of Fact Required to be Made in Connection with a Map Amendment.

In making the determination that there was a mistake in the existing zoning classification, both Section 5-508(b) of the Zoning Code and Section 10-304 of the State Land Use Article require the City Council to make findings of fact that address certain items. The Planning Commission is urged to adopt the findings of fact listed below:

- 4.1 Population Changes:** The neighborhood's most recent population was recorded as 4,523 (Census Tract 271600). While results of this year's census are forthcoming, the proposed rezoning will not eliminate the opportunity for residential development and population growth.
- 4.2 The availability of public facilities:** The area is well-served by public utilities and services and no negative impacts are expected as a result of rezoning the Property.
- 4.3 Present and future transportation patterns:** The Properties are within blocks of the #31 and #85 bus route and are also within five minutes of the Rogers Station metro stop. Additionally, the Central Park Heights neighborhood has a walk score of 62, and a bike score of 47. None of the present transportation patterns are anticipated to change and the proposed rezoning would have no impact on said patterns. Moreover, the availability of public transportation and accessibility of the site to walkers and bikers makes it ideal for the expansion of the Park West facility to serve more residents.
- 4.4 Compatibility with existing and proposed development for the area:** The proposed rezoning is consistent with existing and proposed development for the area. The OR-1 Zoning District would better reflect the impacted properties' existing position as buffers between the residential areas to the west and the commercially zoned properties to the east. Furthermore, the OR-1 Zoning District will permit the proposed expansion of Park West Health System.
- 4.5 The recommendations of the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals:** For the above reasons, the Planning Commission is requested to favorably recommend the rezoning request. The BMZA will comment separately on the legislation.
- 4.6 The proposed amendment's consistency with the City's Comprehensive Master Plan:** The proposed rezoning will support the Comprehensive Plan by promoting its goal of retaining and attracting

businesses in the healthcare and social assistance growth sector by facilitating the Park West Health System expansion.

5. The Planning Commission Should Adopt the Following Required Considerations for Map Amendments

Section 5-508(b)(3) of the Zoning Code also mandates that the standards listed below be considered for map amendments. A review of these considerations demonstrates that the City Council mistakenly zoned the properties as R-6 and that the error should be corrected by rezoning the properties to the OR-1 Zoning District. The Planning Commission is urged to adopt the considerations listed below:

- 5.1 Existing uses of property within the general area of the property in question:** The Properties are located at the eastern edge of the Central Park Heights residential district abutting commercially zoned properties. While the uses to the west are predominately residential, the uses to the east include restaurants, places of worship, and auto sales and repairs. The diversity of surrounding land uses makes the proposed OR-1 designation the most appropriate classification for the properties to establish a buffer between the residential and commercial districts.
- 5.2 The zoning classification of other property within the general area of the property in question:** The Properties abut both C-1 and R-6 Zoning Districts with R-5, C-2, and C-3 Zoning Districts in the close vicinity. The proposed rezoning to OR-1 would establish an appropriate transitional zone between the commercial and residential uses.
- 5.3 The suitability of the property in question for the uses permitted under its existing zoning classification:** The Properties were not suited for the uses permitted under the R-6 zoning designation in 1971 or 2017 as they were utilized for nonresidential purposes.
- 5.4 The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification:** While the surrounding area has seen little development in the years

since Transform Baltimore's enactment, Baltimore City recently announced plans to invest \$100 million into the revitalization of 17 acres of land in Park Heights mere blocks from the Properties. The OR-1 zoning designation will foster complimentary commercial and residential development to support the upcoming revitalization.

6. Required Items for Study under the Land Use Article

Finally, Section 10-305 of the State Land Use Article requires the Planning Commission to study the proposed changes in relation to (1) the Plan; (2) the needs of Baltimore City; and (3) the needs of the particular neighborhood in the vicinity of the proposed changes.

- 6.1 The Plan:** The proposed rezoning will support the Park Heights Master Plan's goal of retaining and attracting businesses in the healthcare and social assistance growth sector by facilitating the Park West Health System expansion.
- 6.2 The needs of Baltimore City:** Rezoning the Property to OR-1 will allow for a transition area between the adjacent residential and commercial areas and will also foster the growth of commercial uses in support of the city's upcoming \$100 million Park Heights development project. It will also permit the expansion of the Park West Medical Center, which provides important services to residents of Park Heights.
- 6.3 The needs of the particular neighborhood:** As stated above, rezoning the Properties to OR-1 will support the upcoming Park Heights revitalization efforts. Additionally, rezoning the Properties will allow for the expansion of Park West Health System, which has dutifully served the Central Park Heights Community for forty-eight years by providing health care services to those in need.

4. **In the alternative, the proposed rezoning can be considered a comprehensive rezoning, and can be undertaken by the City Council without specific findings as to change or mistake.**

The Zoning Code defines a “comprehensive rezoning” as an ordinance that is:

- (1) Initiated by City government to modify the zoning classifications of multiple properties;
- (2) Based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;
- (3) Designed to control and direct the use of land and structures according to present and planned future conditions; and
- (4) The product of:
 - a. Careful consideration and extensive study by the Planning Department; and
 - b. Review by the Planning Commission

ART. 32, § 1-304(m).

The proposed rezoning in this case encompasses nine properties located at and around the intersection of Belvedere Avenue and Denmore Avenue in Park Heights. Although the project began with the proposed expansion plans for Park West Health Systems, it has expanded at the Planning Department’s request to include the surrounding properties in order to create a transitional OR-1 zone between the adjacent C-1 and R-6 Districts. *See* § 1-304(m)(1). In consideration of the needs of the Park Heights community, it was determined that an expanded area should be rezoned to more thoughtfully address existing uses and proposed future development in this area, including the proposed expansion of Park West Medical Center, by creating a transitional zone. *See* § 1-304(m)(2)-(3). The Planning Department has studied this request and solicited the input of neighborhood stakeholders, all of whom support the proposed rezoning. *See* § 1-304(m)(4), Exhibit 1.

EXHIBIT 1

Letters of Support:

- 1. Park Heights Renaissance**
- 2. Northwest Baltimore Partnership**
- 3. Pimlico Good Neighbors Association**
- 4. Park Heights Faith-Based Community Development Corporation**
- 5. CHAI (Comprehensive Housing Assistance, Inc.)**
- 6. The Lord's Church**
- 7. Manna Bible Baptist Church**
- 8. Hilltop 4100 Neighborhood Association**
- 9. J.N.N.R.L. Neighborhood Association, Inc.**
- 10. Neighborhoods United**



July 9, 2020

The Honorable Sharon Green Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

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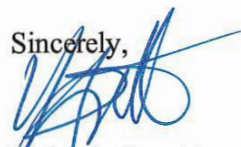
Executive Director
Yolanda Jiggetts

Dear Councilwoman Middleton:

Park Heights Renaissance, Inc. (PHR) supports Park West Health System's mission and their expansion project to strengthen their impact in the Park Heights community. They have already become a staple healthcare provider and partner for decades, but we are excited about them expanding their facility! We look forward to partnering to strengthen engagement to our residents on health and wellness strategies to really help impact the goal of improving quality of life and addressing many of the health disparities that so often impact residents in the Park Heights community.

We support the rezoning from R-6 to OR-1 so they can effectively move forward with completion of this exciting project.

PHR is excited to support this project and look forward to many years of partnership with Park West Health System to continue providing support services and resources to the Park Heights community.

Sincerely,

Yolanda Jiggetts
Executive Director

Northwest Baltimore Partnership

5809 Park Heights Ave.
Baltimore, MD 21215

July 6, 2020

The Honorable Sharon Green Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

Dear Councilwoman Middleton:

Northwest Baltimore Partnership (NWBP) supports Park West Health System's mission and their role in the community. We understand that they are expanding their facility to better serve the community and in order to do so, have approached the Baltimore City Planning Department to begin the process of rezoning of their parcels to facilitate the proposed expansion.

In consultation with the Planning Department, it was determined that the Park West properties should be rezoned from R-6 to OR-1, together with several of the surrounding parcels to create a buffer between the adjacent residential homes and the nearby commercial district. We support this rezoning as we want to ensure that these critical services continue to be provided to the community.

Sincerely,

Northwest Baltimore Partnership

July 7, 2020

The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street- Suite 500
Baltimore, MD 21202

REF: Park West Health System Capital Expansion Project

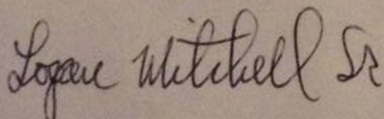
Dear Vice President Sharon Green-Middleton,

Formerly a Jewish Community Center built in 1950, Park West's West Belvedere location at 3319 West Belvedere Avenue, Baltimore, MD 21215 lacks the necessary square footage to execute wellness programs effectively and has proven to be insufficient for meeting the considerable health, dental and behavioral needs of today's residents. Further, Park West's health and social service partner organizations find allocating time and resources in respect to the delivery of essential services to those who reside in the Pimlico/Park Heights, limiting. This deficit constitutes a loss for both Park West, its patients and area residents.

As a Federally Qualified Health Center established more than 48 years ago, Park West Health System has proven to be a critical health and wellness partner. It promotes and provides comprehensive primary health, dental and behavioral health services to the many medically underserved residents. What's more, Park West provides these services regardless of a family's or individual's ability to pay or insurance status. No one is turned away.

As a community stakeholder, it is our understanding that in order to expand and bring the current building up to today's standards, it has been recommended by Baltimore City's Department of Planning to rezone its parcels of land from R-6 to OR-1, together with several of the surrounding parcels to create a buffer between the adjacent residential homes and the nearby commercial district. The Pimlico Good Neighbors Association supports this rezoning plan and trust the proposed plan will be given every consideration for approval. Thank you.

Sincerely,

A handwritten signature in dark ink, reading "Logan Mitchell Sr." in a cursive script.

Logan Mitchell, Sr., President
Pimlico Good Neighbors Association

The Park Heights Faith-Based Community Development Corporation

Building & Empowering the Park Heights Community



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July 6, 2020

The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street
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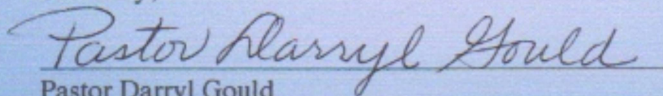
Dear Vice President Sharon Green-Middleton,

As a Federally Qualified Health Center, Park West Health System is vital to Baltimore City's healthcare infrastructure and has proven to be a critical partner as it promotes and brings comprehensive primary health, dental and behavioral health services to many medically underserved residents in the Park Heights corridor. In addition, Park West provides these services regardless of a family's or individual's ability to pay. This ensures all Park Heights residents have access to the care and attention that they need.

As a community stakeholder, we support PWHS's mission and their role in the community. We understand that they are expanding their facility to better serve the community and in order to do so, have approached the Baltimore City Planning Department to begin the process of rezoning of their parcels to facilitate the proposed expansion. In consultation with the Planning Department, it was determined that the Park West properties should be rezoned from R-6 to OR-1, together with several of the surrounding parcels to create a buffer between the adjacent residential homes and the nearby commercial district. We support this re-zoning, as we want to ensure that these critical services continue to be offered in our community.

On behalf of the Board for the Park Heights Faith-Based Community Development Corporation, I am pleased to provide this letter of support to Park West Health System for the rezoning of land parcels from R-6 to OR-1 and trust it will be given every consideration for approval.

Sincerely,



Pastor Darryl Gould

Enclosure: PHF-BCDC Directory



4016 Park Heights Avenue
Baltimore, Maryland 21215

The Park Heights Faith-Based Community Development Corporation

2019 Directory

Name	Board Position	Address
Dr. Allen Bennett	1 st Vice President	<i>Park West Health Systems</i> 3319 W. Belvedere Avenue Baltimore, MD 21215
Pastor Aggie Brown	Member	<i>First St. Stephens Baptist Church</i> 4663 Pimlico Road Baltimore, MD 21215
Bishop Kevia F. Elliott	2 nd Vice President	<i>The Lord's Church</i> 5010 Park Heights Avenue Baltimore, MD 21215
Pastor Michael Gaines, Sr.	Treasurer	<i>Manna Bible Baptist Church</i> 3043 W. Belvedere Avenue Baltimore, MD 21215
Pastor Darryl Gould	President	<i>Gillis Memorial C. C. Church</i> 4016 Park Heights Avenue Baltimore, MD 21215
Pastor Merrill Griffin	Member	<i>Soul Harvest Church & Ministries</i> 2901 Druid Park Drive, Suite 112 Baltimore, MD 21215
Pastor Reginald Johnson	Member	<i>Cornerstone Church of Christ</i> 4239 Park Heights Avenue Baltimore, MD 21215

The Park Heights Faith-Based Community Development Corporation

2019 Directory

Name	Board Position	Address
Bishop Richard Pender	Secretary	<i>Beth-El Temple of Christ</i> 3910 West Rogers Avenue Baltimore, MD 21215
Mr. Arnold Williams	Advisor	<i>Abrams, Foster, Noel & Williams</i> 2 Hamil Road, Suite #241 Baltimore, Maryland 21210
Mrs. Patrice Wallace	Advisor	<i>Park West Health Systems</i> 3319 W. Belvedere Avenue Baltimore, MD 21215
Ms. Carla Jackson	Assistant Secretary	CRJ Consulting Firm, LLC 9911 Shoshone Way Randallstown, MD 21133

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July 1, 2020

The Honorable Sharon Green Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

Dear Councilwoman Middleton:

CHAI supports PWHS's mission and their role in the community. We understand that they are expanding their facility to better serve the community and in order to do so, have approached the Baltimore City Planning Department to begin the process of rezoning of their parcels to facilitate the proposed expansion.

In consultation with the Planning Department, it was determined that the Park West properties should be rezoned from R-6 to OR-1, together with several of the surrounding parcels to create a buffer between the adjacent residential homes and the nearby commercial district. We support this rezoning as we want to ensure that these critical services continue to be provided to the community.

Sincerely,

Lisa Budlow
Chief Executive Officer



THE LORD'S CHURCH

5010 PARK HEIGHTS AVENUE • BALTIMORE, MARYLAND 21215
CHURCH: 410.578.0084 FAX: 410.578.0676

BISHOP KEVIA F. ELLIOTT

July 8, 2020

The Honorable Sharon Green Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

Dear Vice President Middleton,

Park West Health System is a federally qualified health center (FQHC) that has provided comprehensive health, dental and behavioral health services for individuals and families for more than 48 years. It was among the pioneers to offer services for the education, prevention and treatment of those living with HIV/AIDS at a time when the public-at-large rejected these individuals.

Park West service area is comprised of those who indicate the highest needs including residents who live in poverty; rely heavily on Medicaid or have no health insurance; live in public housing; and, are homeless with mental health issues. The majority are adults who do not have a usual source of care. The distinction of a FQHC means that individuals and families can receive their services regardless of their ability to pay or insurance status. No one is turned away.

With that said, The Lord's Church supports the Park West W. Belvedere expansion with the understanding that in order to do so parcels of land in the perimeter must be rezoned from R-6 to OR-1. We trust every reasonable consideration will be given to the plan's approval. Thank you.

Because of the Shed Blood,


Bishop Kevia F. Elliott
Senior Pastor



Manna Bible Baptist Church

3043 West Belvedere Avenue, Baltimore, MD 21215

Phone: (410) 664-0743/Fax: (410) 664-4310

Email: mannaoffice@gmail.com

David E. Gaines, Sr. - Senior Pastor

July 7, 2020

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The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

Dear Vice President Middleton,

Since 1972, Park West Health System has served as a primary health care provider for the residents within the Pimlico community and Park Heights corridor. Its presence and distinction as a FQHC insure those who are low-income, uninsured, jobless, non-English speaking, seniors or people of color could be the recipients of accessible and comprehensive health services.

Further, because of its distinction as a FQHC, Park West provides services to patients regardless of a family's ability to pay or insurance status. Park West's area of impact is comprised of 47.4% low-income and 82.9% African American, with even higher proportions of 57.7% low-income in 21217 and 95.5% African-Americans in 21216. Park West's service area also contains populations of Jewish immigrants of Russian origin, second generation families from Africa and the Caribbean, and a growing number of families from Central America. Service delivery spans the surrounding suburban areas of Baltimore County, including Lochearn, Woodlawn, Gwynn Oak, Milford Mills, Pikesville, Windsor Mill, Randallstown and Owings Mills.

On behalf of the leadership and members of Manna Bible Baptist Church, I express our support for the Park West W. Belvedere expansion and the proposed rezoning plan which will convert R-6 parcels to OR-1 and we trust every reasonable consideration will be given for approval.

Thank you.

Sincerely,



Michael A. Gaines, Sr.

Executive Pastor

Manna Bible Baptist Church



HILLTOP 4100
NEIGHBORHOOD
ASSOCIATION

*"THERE'S UNITY
IN THE HILLTOP
COMMUNITY"*

Minerva C. Eaton,
President

Matthew Minson,
Vice President

Maxine Mabry,
Secretary

Velma Houlden,
Treasurer

Ella Scovens,
Chaplain

Contact number
443-570-1528

July 23, 2020

The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, MD 21202

Dear Baltimore City Council VP Middleton,

Park West Health System has been in the Northwest Baltimore corridor serving the diverse residents of the Park Heights and Reisterstown Road communities. As a comprehensive health care service provider, it provides essential health, dental, behavioral health and social services to our medically underserved neighbors. In addition, as a Federally Qualified Health Center (FQHC), its services are culturally-sensitive and are provided regardless of a person's or family's ability to pay or insurance status. No one is left in need or turned away from receiving the services.

It should be noted that Park West has been a healthcare and business anchor in the Park Heights and Reisterstown Road communities for over 48 years. For this cause, we support Park West's capital expansion project and the rezoning proposal to convert R-6 parcels to OR-1 for its West Belvedere Avenue location. Not only will it enable Park West to invest further in its facility, its operations but it will be a welcomed contribution to the planned urban renewal and revitalization of the corridor.

The Hilltop Improvement Community Association supports the Park West W. Belvedere capital expansion project and the subsequent rezoning plan; and has the confidence that every consideration will be given for its approval. Thank you for your support.

Sincerely,

Minerva Eaton, President
Hilltop Improvement Association

J.N.N.R.L. NEIGHBORHOOD ASSOCIATION INC.
5438 Narcissus Avenue
Baltimore, Maryland 21215
Phone: 443-599-2700

July 23, 2020

The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street- Suite 500
Baltimore, MD 21202

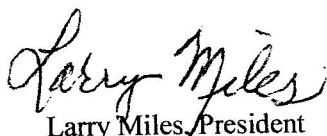
Dear VP Sharon Green-Middleton,

It has come to our attention that a rezoning plan has been proposed and will be presented to the Baltimore City Council and the Baltimore Planning Commission on behalf of the Park West Health System and its 3319 West Belvedere location. The planned rezoning will convert parcels of land including the land which is currently occupied by the health center from a R-6 (residential) to an OR-1 (Office/Residential) to enable the expansion and renovation of the facility and result in an amendment to the Urban Renewal Plan for the Park Heights corridor.

Built in the early 1950's, the current facility lacks the necessary square footage to execute wellness programs effectively, has proven to be insufficient for meeting the considerable health, dental and behavioral needs of area residents, and is outdated by today's standards. Further, it has become a challenge to accommodate and keep accessible resources provided by Park West's health and social service partner organizations (i.e. WIC, Lead Prevention) on-site. This deficit represents a loss for both Park West Health System, its patients and area residents.

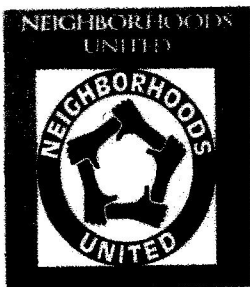
As a community stakeholder, Neighbors United supports the proposed expansion and the rezoning plans as recommended by Baltimore City's Department of Planning and trust our leaders will give every consideration for approval.

Respectfully,



Larry Miles, President

J.N.N.R.L. NEIGHBORHOOD ASSOCIATION INC.



"Bringing Pride To Our Neighborhoods"

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July 23, 2020

The Honorable Sharon Green-Middleton
Baltimore City Council
100 Holliday Street- Suite 500
Baltimore, MD 21202

Dear VP Sharon Green-Middleton,

It has come to our attention that a rezoning plan has been proposed and will be presented to the Baltimore City Council and the Baltimore Planning Commission on behalf of the Park West Health System and its 3319 West Belvedere location. The planned rezoning will convert parcels of land including the land which is currently occupied by the health center from a R-6 (residential) to an OR-1 (Office/Residential) to enable the expansion and renovation of the facility and result in an amendment to the Urban Renewal Plan for the Park Heights corridor.

Built in the early 1950's, the current facility lacks the necessary square footage to execute wellness programs effectively, has proven to be insufficient for meeting the considerable health, dental and behavioral needs of area residents, and is outdated by today's standards. Further, it has become a challenge to accommodate and keep accessible resources provided by Park West's health and social service partner organizations (i.e. WIC, Lead Prevention) on-site. This deficit represents a loss for both Park West Health System, its patients and area residents.

As a community stakeholder, Neighbors United supports the proposed expansion and the rezoning plans as recommended by Baltimore City's Department of Planning and trust our leaders will give every consideration for approval.

Respectfully,

Eddie Brooks, Vice President
Neighbors United

EXHIBIT 2

Permit Records



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 6

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
USE2016-00197		(USE)CONTINUE TO USE AS MULTI PURPOSE CENTER AND ADDING TO PROVIDE AFTERSCHOOL SNACK AND SUPPER PROGRAM	3317-3319 W BELVEDERE AVE	601	04/06/2016		CENTRAL PARK HEIGHTS
COM2010-00647		REPLACE TWO WATER HEATERS IN SAME LOCATION. AS PER CODE.	3317-3319 W BELVEDERE AVE	601	01/29/2010	07/28/2010	CENTRAL PARK HEIGHTS
COM2018-01291	2018-642	AMEND PERMIT COM2017-05888 PLAN NO 2017-675 ISSUED 7/7/17 TO INSTALL ADDED DRYWALL, ADD NEW DOORS AND FRAMES, ADD NEW METAL STUD FRAMING, INSULATION AND DRYWALL TO INTERIOR WALL, ADD AN ALUMINUM CANOPY TO REAR EXTERIOR DOOR ABOVE EXISTING STAIRS AS PER PLANS AS PER CODE.	3317-3319 W BELVEDERE AVE	601	05/03/2018	05/03/2019	CENTRAL PARK HEIGHTS
COM2012-02345	2012-173	REPLACEMENT OF EXISTING FIRE ALARM DEVICES ONE FOR ONE. 16 BELLS TO 16 HORN/STROBES, 11 PULL STATIONS TO ADDRESSABLE PULL STATIONS AND ONE LCD ANNUNCIATOR AT ENTRANCE. ALL DEVICES WILL BE CONNECTED TO FCI07100 FACP IN 3317 W BELVEDERE AVE.	3317-3319 W BELVEDERE AVE	601	03/09/2012	08/09/2012	CENTRAL PARK HEIGHTS
		Amend permit: Add plumber Contractor . Extend Original Permit.(original					

COM2018-69448	-	permit:COM2018-01291:AMEND PERMIT COM2017-05888 PLAN NO 2017-675 ISSUED 7/7/17 TO INSTALL ADDED DRYWALL, ADD NEW DOORS AND FRAMES, ADD NEW METAL STUD FRAMING, INSULATION AND DRYWALL TO INTERIOR WALL, ADD AN ALUMINUM CANOPY TO REAR EXTERIOR DOOR ABOVE EXISTING STAIRS AS PER PLANS AS PER CODE.) Original Permit Description: (COM2018-01291) AMEND PERMIT COM2017-05888 PLAN NO 2017-675 ISSUED 7/7/17 TO INSTALL ADDED DRYWALL, ADD NEW DOORS AND FRAMES, ADD NEW METAL STUD FRAMING, INSULATION AND DRYWALL TO INTERIOR WALL, ADD AN ALUMINUM CANOPY TO REAR EXTERIOR DOOR ABOVE EXISTING STAIRS AS PER PLANS AS PER CODE.	3317-3319 W BELVEDERE AVE	601	07/12/2018	05/03/2019	CENTRAL PARK HEIGHTS	
COM2018-71063	-	INSTALL (16) # LOW VOLTAGE AS PER CODE.	3317-3319 W BELVEDERE AVE	601	07/28/2018	01/28/2019	CENTRAL PARK HEIGHTS	

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 Mayor Bernard C. "Jack" Young & Michael Braverman, Acting Commissioner/Acting Executive Director



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 4

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
COM2005-28108		INSTALL 3 AC UNIT, 3 HEATING UNITS AND REINSTALL DUCTWORK	5100 DENMORE AVE	601	09/20/2005	03/19/2006	CENTRAL PARK HEIGHTS
COM2013-07074		INSTALL NEW WET CHEMICAL FIRE SUPPRESSION SYSTEMS INTO (2) EXISTING EXHAUST FANS DRAWING AND SPECS ATTACHED AS PER CODE	5100 DENMORE AVE	601	04/10/2013	10/10/2013	CENTRAL PARK HEIGHTS
COM2005-18887		REINSTATE PERMIT# COM2004-23791 FOR FINAL INSPECTION.	5100 DENMORE AVE	601	06/29/2005	07/29/2005	CENTRAL PARK HEIGHTS
COM2010-03363		INSTALL 30 SECURITY DEVICES AS PER CODE	5100 DENMORE AVE	601	06/01/2010	12/01/2010	CENTRAL PARK HEIGHTS

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