

SIXTH DAY

FOURTH COUNCILMANIC YEAR - SESSION OF 2020-2024

JOURNAL
CITY COUNCIL OF BALTIMORE

March 4, 2023

Executive Pastor Michael Gaines, Sr. of Manna Bible Baptist Church led the Council in Prayer.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

SHOWCASE BALTIMORE

Tameka Gray of Park Heights Community Health Alliance delivered a presentation.

The City Council of Baltimore met pursuant to adjournment. Present: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos

JOURNAL APPROVED

The Journal of February 26, 2024 was read and approved.

COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

January 25, 2024

The Honorable Nick J. Mosby, Council President
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bills:

23-060 – Supplementary General Fund Operating Appropriation - Health Department - \$12,300,000

For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$12,300,000 to the Health Department - Service 315 (Emergency Services), to provide funding for balancing the Health Department budget for Fiscal Year 2023 due to costs associated with provider contracts and support services related to COVID; and providing for a special effective date.

In service,

Brandon M. Scott
Mayor

INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

Bill No. 24-0501 – By Councilmember Bullock

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

The bill was read the first time and referred to the Economic and Community Development Committee.

Bill No. 24-0214R – By Councilmembers, Torrence, Bullock, Porter, Cohen, Conway, Middleton, Burnett, Ramos, Glover, Costello

A Resolution requiring the City Administrator, the Baltimore City Police Commissioner, the Director of the Mayor's Office of Neighborhood Safety and Engagement, the Director of the Department of Planning, the Director of the Department of Recreation and Parks, the Director of the Department of Public Works, the Director of the Department of Transportation, the Chair of the Board of Commissioners for the Housing Authority of Baltimore, and the President and CEO of the Baltimore Development Corporation to submit a report detailing how Baltimore City can prevent and reduce crime using Crime Prevention Through Environmental Design strategies.

The bill was read the first time and referred to the Public Safety and Government Operations Committee.

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, AND 2065 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the resolutions adopted under Rule 3-9.

Ceremonial Resolutions will be found at the end of the Journal.

COMMITTEE REPORTS

**BILL NO. 23-0351 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 23-0351 favorably.

An Ordinance changing the zoning for the properties known as 1801 to 1807 Bloomingdale Road (Block 2427, Lots 032 to 035) and 1800 to 1816 North Rosedale Street (Block 2427, Lots 001 to 009), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

Findings of Fact

**City Council Bill No. 23-0351
Rezoning - 1801-1807 Bloomingdale Road & 1800-1806 N Rosedale Street**

Upon finding as follows with regard to:

(1) Population changes;

The Northwest Community Action neighborhood lost approximately 500 people between the 2010 to 2020 decennial censuses and is a predominantly African American community. Fortunately, vacant housing units have also seen a downward trend (134 in 2020 vs. 166 in 2010). This shift indicates that preserving the residential zoning assigned to these properties in 2017 will not create a shortage of residential opportunities in the immediate neighborhood.

(2) The availability of public facilities;

The existing neighborhood is well-served by public facilities, and this is not anticipated to change. The existing infrastructure will support a wide range of potential development options.

(3) Present and future transportation patterns;

Redevelopment of this area will not negatively impact the transportation patterns of the surrounding neighborhood.

(4) Compatibility with existing and proposed development for the area;

The C1 proposed zone provides for a wide range of commercial and residential options, including all residential options. This will be suitable for the continued transition between the existing commercial corridor along West North Avenue and this rounding residential area to the South.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.

Planning Commission	Supports
Board of Municipal and Zoning Appeals	Defer to Planning
Department of Transportation	No Objection
City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	No Objection
Baltimore Development Corporation	Supports
Parking Authority	No Objection

(6) The proposed amendment’s relationship to and consistency with the City's Comprehensive Master Plan.

There are no specific plans calling for this block to retain residential zoning.

(7) Existing uses of property within the general area of the property in question;

This block has commercial uses on two sides - a gas station to the west across Bloomingdale Road, and the commercial corridor of West North Avenue to the north. There is a vacant building across North Rosedale street to the east that previously housed an institutional use.

- (8) The zoning classification of other property within the general area of the property in question;

The gas station property to the west is currently zoned C-2, and the commercial corridor of West North Avenue is zoned C-1. The balance of the surrounding properties are zoned R-6 residential, with the exception of a single C-1 property diagonally across the intersection of Bloomingdale Road and Westwood Avenue.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The existing buildings that remain could potentially be renovated for residential uses, but that has not been forthcoming in recent years. The subsequent vacancy has led to the demolition of almost all of the lots fronting on North Rosedale Street

- (10) 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 classification;

These properties are located in a transition area between the commercial properties located along West North Avenue and on the west side of Bloomingdale Road, going towards the residential community to the south. There is no particular comprehensive plan or other City goal that influences the zoning classification of this area to remain residentially zoned. For the surrounding neighborhood, the redevelopment of this block is immediate goal, and returning these properties to commercial zoning will provide a better chance at returning them to productive use. Staff notes that residential use (including all-residential options) are available under the proposed C-1 zone.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:

All but one of the lots fronting on North Rosedale Street were cleared just after the 2017 enactment of the current zoning code. 1800 North Rosedale Street had windows in the upper two floors of the main building boarded in 2019, and the largest part of the building now appears to be unused, with only the rear one-story addition used as a nonconforming commercial corner store remaining active (staff notes that the liquor store component should have been amortized by now). That small portion of the building remaining active prevents the property from otherwise getting a vacant building notice. Three of the four properties fronting on Bloomingdale Road now have vacant building notices, leaving only 1807 Bloomingdale Road occupied by a religious institution, after purchasing the building in March of 2021.

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

N/A

SOURCE OF FINDINGS (Check all that apply):

- Planning Report - Planning Commission's report, dated June 29, 2023.
- Testimony presented at the Committee hearing.

Oral - Witness:

Michelle Toth, Law Department
 Jason Wright, Department of Housing and Community Development
 Matt DiSantis, Department of Planning
 David Garza, Baltimore Development Corporation
 Liam Davis, Department of Transportation
 Kris Misage, Parking Authority

Written:

Planning Commission Report - Dated June 29, 2023.
 Department of Transportation, Agency Report - Dated October 23, 2023
 Board of Municipal and Zoning Appeals, Agency Report - Dated October 10, 2023
 Law Department, Agency Report - Dated July 27, 2023
 Baltimore Development Corporation Report - Dated March 6, 2023
 Department of Housing and Community Development, Agency Report - Dated October 24, 2023
 Parking Authority, Agency Report - Dated October 11, 2023

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
 Odette Ramos
 Robert Stokes
 John Bullock
 Antonio Glover

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 23-0437 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 23-0437 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013, Lot 065), as outlined in red on the accompanying plat.

Amendments to Bill No. 23-0437

Amendment No. 1

On page 1, in line 3, after “**District –**” insert “**Variances –**”; and, on that same page, in line 7, after “plat” insert “; granting variances from certain bulk regulations (lot area size), off street parking requirements, and gross floor area per unit type requirements; and affirming the existing structure as a lawfully continuing nonconforming structure”; and, on that same page, in line 10, strike “and 9-701(2)” and substitute “, 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406)”.

Amendment No. 2

On page 1, after line 18, insert:

“SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 1,875 square feet, and the lot area size is 1,280 square feet, thus requiring a variance of 31.73%.”

SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

SECTION 4. And be it further ordained, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for each 2-bedroom unit, and 2 of the 3 proposed 2-bedroom units contain 816 and 869 square feet, respectively.

SECTION 5. And be it further ordained, That pursuant to the authority granted by § 18-202 of Article 32 - Zoning, it is affirmed that the existing structure remains a lawfully existing nonconforming structure based upon existing lot coverage (Table 9-401) and existing interior side yard and rear yard setbacks (Table 9-401 and § 15-403(a)).”;

and, on that same page, in line 19, strike “SECTION 2.” and substitute “**SECTION 6.**”; and, on page 2, in line 3, strike “SECTION 3.” and substitute “**SECTION 7.**”.

The amendments were read and adopted.

Councilmember Middleton made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

Findings of Fact

City Council Bill No. 23-0437

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1600 South Charles Street

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The bill authorizes the conversion of a single-family dwelling unit to three dwelling units at 1600 South Charles Street. Establishment, location, construction, maintenance, and operation of the property as a multi-family dwelling will not negatively impact public health, safety, or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

No other law or Urban Renewal Plan precludes the use of this property as a multi-family dwelling.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Use of this property as a multi-family dwelling will provide additional housing options in the community with no negative impact on public health, safety, or welfare.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

The site measures approximately 16' by 80' and is improved with a semi detached mixed use building that covers the lot. The owner plans to convert the building into 3 unit structure and has completed underpinning as well as the restoration and partial replacement of walls to repair previously unpermitted modifications done by the previous owner.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There would be no change in traffic patterns.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The surrounding area is predominantly residential using single owner occupied rowhomes - some of which have been converted into multiunit structures for this reason staff finds that it is not likely to impede future development or impair the community.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

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- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises for emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use will not interfere with the preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The property is located in the South Baltimore in the Federal Hill - Locust Point area. It has strong real estate values and has benefited from significant investment.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with the Comprehensive Master Plan for Baltimore.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use requires variances from the lot area size, off-street parking, and gross floor area per unit type requirements of the Zoning Code. With the variances, the use meets all applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

Councilmember Middleton made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

City Council Bill No. 23-0437

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units
in the R-8 Zoning District - Variances 1600 South Charles Street**

Variance for: variance from lot area size requirements

Threshold Question:

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:

(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;
(underline one)

[x] The shape of the **Structure/ Land** involved;
(underline one)

[] The topographical conditions of the **Structure/ Land** involved;
(*underline one*)

and finds either that:

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

The Zoning Code requires 750 SQ feet of Lot Area per dwelling unit - this lot has 1,280 sq feet of the required 1,875 sq feet a variance of 595 sq feet or 32% of total is required for approval.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

Variance for: Off-street parking requirements

Threshold Question:

[x] In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;

(underline one)

[] The shape of the **Structure/ Land** involved;
(underline one)

[] The topographical conditions of the **Structure/ Land** involved;
(underline one)

and finds either that:

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable
(underline one)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable
(underline one)
requirement from which the variance is sought were applied because:

While there are garage spaces on the premises they do not conform to the dimensions listed in the zoning code. Applicant it is requesting a variance for parking spaces and has indicated that there are 2 off street spaces on the property with plans to incorporate a 3rd but according to the staff report these spaces will suffice only for smaller vehicles. A variance is needed for approval.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

Variance for: gross floor area per unit type requirements

Threshold Question:

[x] In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:

(check all that apply to evidence consideration)

[] The physical surroundings around the **Structure/ Land** involved;
(*underline one*)

[x] The shape of the **Structure/ Land** involved;
(*underline one*)

[] The topographical conditions of the **Structure/ Land** involved;
(*underline one*)

and finds either that:

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

There is a practical difficulty with complying with the gross floor area per unit type requirements in the Zoning Code that has not been caused by the action or inaction of any person with a present interest in this property. Floor plans provided by the owner propose creation of a two-bedroom dwelling unit in the front of the first and second floor levels and a two-bedroom unit in the rear on the first and second-floor levels, of existing the structure. A two-bedroom dwelling unit requires 1,000 square feet of gross floor area. The front unit and rear units each provide approximately 816 and 869 square feet of gross floor area respectively. The third floor unit would meet the standard.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated 12/22/23, including the Department of Planning Staff Report, dated 12/21/23.

[X] Testimony presented at the Committee hearing.

Oral - Witness:

Elena DiPetro, Law Department
Matt DiSantis, Planning Commission
Liam Davis, Department of Transportation
Jason Wright, Department of Housing and Community Development
David Garza, Baltimore Development Corporation
Kris Misage, Parking Authority
Ty'Lor Schnella, Board of Municipal and Zoning Appeals / Fire Department

Written:

Department of Transportation, Agency Report - Dated 2/8/23
Board of Municipal and Zoning Appeals, Agency Report - Dated 10/03/23
Law Department, Agency Report - Dated 01/17/24
Department of Housing and Community Development, Agency Report - 02/27/24
Baltimore Development Corporation, Agency Report - Dated 02/23/24
Fire Department, Agency Report - Dated 01/10/24
Parking Authority, Agency Report - Dated 01/27/24

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Antonio Glover
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

Journal of the City Council**BILL NO. 23-0443 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 23-0443 favorably, with amendments.

An Ordinance changing the zoning for the property known as 3500 West Forest Park Avenue (Block 2911, Lot 023), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-1 Zoning District.

Amendments to Bill No. 23-0443**Amendment No. 1**

On page 1, in line 3, after “for” insert “a portion”; and, on that same page, in line 14, after “District” insert “for a portion of”; and, on that same page, in line 15, after “Lot 023),” insert “as further specified in the description below, and”; and, on that same page, after line 15, insert:

“BEGINNING for the same at the corner formed by the intersection of the northeast side of Forest Park Avenue with the Northwest side of Edgewood Street and running thence northwesterly N 68°45'50" W 57' bounding on the northeast side of Forest Park Avenue; thence continuing northeasterly parallel with Edgewood Street N 21°14'10" E 106.76'; thence continuing parallel to Forest Park Avenue N 68°45'50" W 57'; thence continuing southwesterly bounding on the northwest side of Edgewood Street S 21°14'10" W 106.76' to the point of beginning.”;

and, strike the accompanying plat and substitute with that plat attached hereto.

The amendments were read and adopted.

Findings of Fact

City Council Bill No: 23-0443

Rezoning - 3500 West Forrest Park Avenue

Upon finding as follows with regard to:

- (1) Population changes;

There has not been a significant change in population since the establishment of the current Zoning Code.

- (2) The availability of public facilities;

This site is served by existing utilities and public facilities, which will not be affected by the proposed change in zoning for this property.

- (3) Present and future transportation patterns;

This site is accessible by City streets, in the established grid of this neighborhood, which are not proposed to be changed or impacted by this proposed action.

- (4) Compatibility with existing and proposed development for the area;

The proposed action will be compatible with the existing residential zoning of this block, or the surrounding neighborhood, as the surrounding properties are zoned R-1.

- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

Planning Commission	Support
Board of Municipal and Zoning Appeals	Defer to Planning
Department of Transportation	No Objection
City Solicitor	Approve for form and sufficiency
Department of Housing and Community Development	Support
Baltimore Development Corporation	No Objection
Parking Authority	Supports

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

This bill will revert the residential property back to the R-1 district, facilitating its residential renovation and reuse. This will support the housing component of the City's plan.

- (7) Existing uses of property within the general area of the property in question;

The predominant use of the properties in the Forest Park neighborhood is residential in nature, which has not functionally changed under the current Zoning Code.

- (8) The zoning classification of other property within the general area of the property in question;

This site is surrounded by R-1 and R-6 residential districts. The Forest Park neighborhood is residentially zoned, including R-1-E, R-1, R-5, R-6, and R-8 districts, according to their building types. There is a C-2 commercial node at the intersection of Liberty Heights and Garrison Boulevard, three blocks to the west, and one small C-1 node four blocks to the south at Garrison Boulevard and Edgewood Street.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

A detached residential dwelling is not permitted in the C-1 district, which makes the renovation of the existing vacant home illegal. This rezoning bill would correct that mistake.

- (10) 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 classification;

This neighborhood has remained stable in its development patterns, even after the Citywide rezoning in 2017. No significant development or change in the area has occurred that would invalidate the appropriateness of the residential zoning for these properties.

(11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:

Not applicable

(12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

There was a clear mistake in the prior rezoning of this parcel which this bill will correct

SOURCE OF FINDINGS (Check all that apply):

Planning Report - Planning Commission's report, dated December 11, 2023

Testimony presented at the Committee hearing.

Oral - Witness:

Elena DiPietro Law Department
Jason Wright Department of Housing and Community Development
Matt DiSantis Department of Planning
David Garza Baltimore Development Corporation
Liam Davis Department of Transportation
Kris Misage Parking Authority

Written:

Planning Department Staff Report - Dated November 30, 2023
Baltimore Development Corporation Report - Dated November 20, 2023
Department of Transportation, Agency Report - Dated February 23, 2024
Board of Municipal and Zoning Appeals, Agency Report - Dated November 7th, 2023
Law Department, Agency Report - Dated February 26, 2024
Department of Housing and Community Development, Agency Report - Dated February 27, 2024
Parking Authority, Agency Report - Dated November 28th, 2023

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
Odette Ramos
Robert Stokes
John Bullock

Findings of Fact adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 24-0485 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 24-0485 favorably, with amendments.

An Ordinance clarifying a definition under Article 13, Subtitle 6 “Opportunity to Purchase”; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0485

Amendment No. 1

On page 1, after line 9, insert:

“By adding
Article 13 - Housing and Urban Renewal
Section 16-10
Baltimore City Code
(Edition 2000)”;

and, on page 4, after line 32, insert:

“**§ 6-10. ASSIGNMENT OF RIGHTS.**

THE RIGHTS OF A TENANT UNDER THIS SUBTITLE MAY NOT BE ASSIGNED AND ANY
ATTEMPTED ASSIGNMENT IS VOID.”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 23-0416 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 23-0416 favorably, with amendments.

An Ordinance establishing a Baltimore City Office of Returning Citizens; defining certain terms; providing for the appointment of the Director of the Office; establishing the duties of the Office; providing for the staff and budget of the Office; establishing the Re-Entry Action Council to advise and collaborate with the Office; providing for the appointment, structure, and governance of the Council; requiring the Director, Council members, and staff of the Office to file financial disclosures under the Ethics Code; and requiring that the Office submit an annual report to the Mayor and City Council.

Committee Amendments to City Council Bill No. 23-0416

Amendment No. 1

On page 2, in line 3, strike “58.” and substitute “59.”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 23-0419 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 23-0419 favorably, with amendments.

An Ordinance requiring that the Department of Public Works submit a report to the Mayor and City Council evaluating the effectiveness of closing the portion of North Franklinton Road extending through Leakin Park to deter illegal dumping; specifying the contents of the report; and providing for a special effective date.

Committee Amendments to City Council Bill No. 23-0419

Amendment No. 1

On page 1, in line 3, strike “Department of Public Works” and substitute “Department of Transportation”; and, on that same page, strike beginning with “Baltimore” in line 8 down through and including “Transportation,” in line 9 and substitute “Department of Transportation, in consultation with the Department of Public Works,”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 24-0480 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 244-0480 favorably.

An Ordinance requiring a certain retail dealer in motor fuel to display the credit price of motor fuel on a certain sign; defining certain terms; establishing certain penalties; and generally relating to a retail dealer in motor fuel’s credit price for motor fuel.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

THIRD READING

The President laid before the City Council:

BILL NO. 22-0297 - An Ordinance changing the zoning for the property known as 2101 Washington Boulevard (Block 0770, Lot 006) , as outlined in red on the accompanying plat, from the C-2 Zoning District to the I-1 Zoning District.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 23-0444 - An Ordinance amending the provision dedicating for public park uses the portion of the City that lies along the north west and south shores of the Inner Harbor, south of Pratt Street to the water's edge, east of Light Street to the water's edge, and north of Key Highway to the water's edge, from the World Trade Center around the shoreline of the Inner Harbor and including Rash Field to permit multifamily residential development and off-street parking within the dedicated boundaries of Inner Harbor Park; and submitting this amendment to the qualified voters of the City for adoption or rejection.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays -Dorsey - Total 1.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 23-0446 - An Ordinance amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays -Dorsey - Total 1.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 23-0448 - An Ordinance amending the Urban Renewal Plan for Inner Harbor Project I; amending the Development Area Controls for certain development areas; amending the Land Use and Proposed Zoning exhibits to the Plan; waiving certain content and procedural requirements, making the provisions of this Ordinance severable; providing the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 14.

Nays -Dorsey - Total 1.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 23-0471 - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 3000 Highman Avenue (Block 7703D, Lot 009A) and is no longer needed for public use; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The bill was read and approved, and the bill was held over until the subsequent meeting so the Board of Estimates could make its report.

BILL NO. 24-0474 - An Ordinance authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The bill was read and approved, and the bill was declared "Passed".

ADJOURNMENT

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, March 18, 2024, at 5:00 p.m.

Consent Calendar

CR 2049 President Mosby, All Members

A Baltimore City Resolution to the Family of Cesare Orasha Mundell-McGill,
October 22, 1994 – February 11, 2024.

CR 2050 Costello

A Baltimore City Resolution congratulating Fred Miller on your years of service to the youth of
South Baltimore.

CR 2051 Conway

A Baltimore City Resolution congratulating Anna Fowlkes, Carlton R. Smith, Dorcas Baker,
Stephanie Brooks-Wiggins, Sally S. Cherry, Elder Antonietta Etienne, P.J. Gouldman, Cody
Lopes, Melanie Reese, Lynette Trawick, Larry Bryant, and Wheedah Shabazz-El on your
congratulation to the Baltimore City Host Committee of the “Reunion Project” and advocating
for long term survivors of HIV.

CR 2052 President Mosby, All Members

A Baltimore City Resolution congratulating James Sent, Jr. on your service and commitment to
helping the citizens of Maryland find hope in supportive housing and services for a path toward
independence.

CR 2053 President Mosby, All Members

A Baltimore City Resolution on the death of Lawrence McCraw Johns,
June 19, 1943 – February 17, 2024.

CR 2054 President Mosby, All Members

A Baltimore City Resolution on the death of Odessa B. Taylor,
May 13, 1941 – February 18, 2024.

CR 2055 President Mosby, All Members

A Baltimore City Resolution congratulating Larry “Whaddup” Caudle on your reflection on
Baltimore’s very own influential genre, and form the forefathers and mothers themselves.

CR 2056 President Mosby, All Members

A Baltimore City Resolution congratulating Trinity New Birth International Christian Ministries 60th Church Anniversary.

CR 2057 President Mosby, All Members

A Baltimore City Resolution congratulating Bishop Isabelle Grant on 50years in ministry.

CR 2058 President Mosby, All Members

A Baltimore City Resolution on the death of Anita Frances Stovall, July 24, 1956 – February 11, 2024.

CR 2059 President Mosby, All Members

A Baltimore City Resolution on the death of Vergie Church Jennings, February 11, 1943 – February 4, 2024.

CR 2060 Costello

A Baltimore City Resolution on the death of Michael Donald Eckhart, October 17, 1957 – February 20, 2024.

CR 2061 President Mosby, All Members

A Baltimore City Resolution on the death of Sharon Worsham, November 11, 1955 – February 21, 2024.

CR 2062 President Mosby, All Members

A Baltimore City Resolution on the death of Xavier Dukes, January 1, 2016 – February 21, 2024.

CR 2063 President Mosby, All Members

A Baltimore City Resolution congratulating Richard Welborn on 30 years of service to the City of Baltimore.

CR 2064 President Mosby, All Members

A Baltimore City Resolution congratulating David Thomas on 43 years of service to the City of Baltimore.

CR 2065 President Mosby, All Members

A Baltimore City Resolution congratulating Willie Boone on 21 years of service to the City of Baltimore.