

TWENTIETH DAY

FOURTH COUNCILMANIC YEAR - SESSION OF 2020-2024

JOURNAL
CITY COUNCIL OF BALTIMORE

September 30, 2024

The meeting opened with a moment of silent reflection.

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

SHOWCASE BALTIMORE

Leonor Blum, Founder and Executive Director of Adelante Latina and Maura Romo, Program Coordinator, delivered a presentation.

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

JOURNAL APPROVED

The Journal of September 16, 2024 was read and approved.

EXECUTIVE NOMINATIONS

ERIC JACKSON, as a member of the Community Reinvestment and Reparations Commission from District 10.

ANDRE TURNER, as a member of the Community Reinvestment and Reparations Commission from District 2.

ROBERT A. TURNER, as a member of the Community Reinvestment and Reparations Commission from District 5.

LETRICE GANT, as a member of the Community Reinvestment and Reparations Commission from District 8.

ANTHONY FRANCIS, as a member of the Community Reinvestment and Reparations Commission from District 9.

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. 24-0593 – By the Council President (Administration – Department of Legislative Reference)

An Ordinance repealing and replacing Ordinance 24-362 due to clerical error; maintaining the City’s authorization to issue revenue obligations within the maximum aggregate principal amount of the revenue obligations that may be outstanding authorized and calculated, as of June 30 of each year by the City to finance or refinance water facilities and, in that connection, amending and restating Ordinance 02-331, as amended by Ordinances 04-687, 7-420, 11-429, and 14-292; authorizing the Board of Finance to specify, prescribe, determine, provide for, approve, and amend the form, terms, provisions, manner or method of issuing and selling, the time or times of issuance, and all other details of the revenue obligations and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of these revenue obligations; providing for a special effective date; and generally relating to the issuance and payment of revenue obligations.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 24-0594 – By the Council President (Administration – Department of Housing and Community Development)

An Ordinance authorizing the issuance of special obligation bonds and the pledge, subject to appropriation, of Tax Increment Revenues (as such term is defined herein) to the payment of debt service thereon; providing that such bonds may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$65,000,000 (to support, subject to additional Mayor and City Council approval, a borrowing program in the aggregate principal amount of \$150,000,000) for the purpose of financing costs associated with the rehabilitation of vacant units and the development of affordable housing, certain public infrastructure improvements, and other related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other improvements permitted by the Tax Increment Act (defined herein); providing for the method and sources of payment for such special obligation bonds; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the details, forms, documents or

procedures in connection with such special obligation bonds and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of such special obligation bonds; authorizing the Board of Finance to specify, prescribe, determine, provide for, and approve the method and sources of such pledge, the details, forms, documents, or procedures in connection with such pledge, and any other matters necessary or desirable in connection with such pledge; providing for a special effective date; providing that the City, in each fiscal year in which any such bonds are outstanding, use its best efforts to obtain the appropriation of the Tax Increment Revenues in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; and generally relating to the issuance and payment of special obligation bonds.

The bill was read the first time and referred to the Committee of the Whole.

Bill No. 24-0595 – By the Council President (Administration – Department of Housing and Community Development)

An Ordinance designating a “development district” to be known as the “City-Wide Affordable Housing Development District”; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; to provide for the financing of costs associated with the rehabilitation of vacant units and the development of affordable housing; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district, the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City, the replenishment of any reserve fund established for any bonds, and the payment of certain expenses and administrative costs related to the operation of the development district; and providing for a special effective date.

The bill was read the first time and referred to the Committee of the Whole.

Bill No. 24-0596 – By the Council President (Administration – Baltimore Development Corporation)

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 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 24-0597 – By Councilmember Costello, President Mosby, and Councilmembers Stokes, Bullock, Schleifer, Conway, Dorsey, Burnett, Ramos, Porter, Glover, Cohen, and Torrence

An Ordinance changing the name of Riverside Park Pool, located at 1800 Covington Street (Block 1940, Lot 001), to the Congressman Elijah E. Cummings Community Pool.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 24-0598 – By Councilmember Costello

An Ordinance changing the zoning for the property known as 1223-1229 Argyle Avenue (Block 0413, Lot 032), as outlined in red on the accompanying plat, from the R-8 Zoning District to the I-1 Zoning District.

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 24-0599 – By Councilmembers Conway, Dorsey Glover, Cohen, and Ramos

An Ordinance creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use “crematorium”; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use “crematorium” in the Zoning Code

The bill was read the first time and referred to the Ways and Means Committee.

Bill No. 24-0600 – By Councilmember Torrence

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 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance from off-street parking requirements; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 24-0231R - By Councilmember Ramos

A Resolution inviting the Director of the Baltimore City Board of Elections, relevant staff members, and the members of the Board of Elections to appear before the City Council to discuss the upcoming 2024 general election and how the Board of Elections will address the problems that arose in the 2024 primary election that are enumerated in the recitals of this Resolution.

The bill was read the first time and referred to the Rules and Legislative Oversight Committee.

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 24-0232R - By Councilmember Porter

Introduced September 30, 2024

(Read and adopted)

Reaffirming Baltimore's Commitment to Reproductive Rights

FOR the purpose of reaffirming the City of Baltimore's commitment to protecting its citizens' reproductive rights and support for measures, including a State Constitutional amendment, to ensure access to abortion, family planning, labor and delivery care, miscarriage management, pre- and post-natal care, and all other reproductive health services regardless of background.

Recitals

WHEREAS, on June 24, 2022, the United States Supreme Court in *Dobbs v. Jackson Women's Health Organization* overturned the long-standing decisions in *Roe v. Wade* and *Planned Parenthood v. Casey*, eliminating the federal Constitutional right to abortion.

WHEREAS, in the wake of the *Dobbs* decision, many states have instated a complete or *de facto* ban on abortion, forcing thousands of individuals to seek abortion care in Maryland and increasing criminalization of abortion seekers, those who help them, and abortion providers.

WHEREAS, abortion has been legal in the State of Maryland since 1973 and was reaffirmed by referendum in 1993, but has yet to be affirmed in the State Constitution.

WHEREAS, Governor Wes Moore and the General Assembly have enacted legislation to: (1) guard health record privacy, (2) shield providers, assistants, and seekers of legally protected health care, including abortion, from legal action by other states, and (3) establish a requirement for 4-year public colleges to create plans for providing students with reproductive health care.

WHEREAS, Maryland voters will vote on a Constitutional amendment in the November 2024 General Election affirming the right to reproductive freedom and an individual's right to personal decisions regarding preventing pregnancy, carrying a pregnancy to term, or ending a pregnancy.

WHEREAS, the retrogression of reproductive rights in the United States conflicts with the United States' obligations under international human rights law, including treaties which are also binding on the states and local governments, such as rights to: (1) nondiscrimination, (2) gender equality, (3) life, (4) privacy, (5) freedom from torture, (6) cruel, inhuman, or degrading treatment or punishment, (7) and equal protection under law.

WHEREAS, reproductive rights are an issue of social justice, as women of color are particularly underserved regarding maternal health and intimate partner violence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City of Baltimore recognizes access to abortion as a fundamental human right, and reaffirms its commitment to protecting its citizens' reproductive rights and support for measures, including a State Constitutional amendment, to ensure access to abortion, family planning, labor and delivery care, miscarriage management, pre- and post-natal care, and all other reproductive health services regardless of background.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Governor of Maryland, the President of the Maryland Senate, the Speaker of the Maryland House of Delegates, the Baltimore City Senate and House Delegations to the Maryland General Assembly, the Director of the Office of Equity and Civil Rights, the Director of the Baltimore City Health Department, and the Mayor's Legislative Liaison to the City Council.

Councilmember Porter made a motion, which was duly seconded, that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Porter made a motion, which was duly seconded, that the Resolution be adopted.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The President declared the Resolution "Adopted".

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, AND 2429 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

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. 22-0217 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 22-0217 favorably.

An Ordinance granting a franchise to 701 Caton, LLC to construct, use, and maintain the storm drain outfall located in the City's Lower Gwynns Falls Park, adjacent to 707 South Caton Avenue, Baltimore, Maryland 21229, subject to certain terms, conditions, and reservations; and providing for a special effective date.

Favorable report adopted.

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

**BILL NO. 23-0454 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, 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. 23-0454 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Bullock 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. 23-0454

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District - 1022 West Lanvale 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:**

Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.

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

The subject property is not located in an area or subject to any law that would preclude this use.

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

The proposed use would not be contrary to the public interest and has received support from a local community organization.

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

Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

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;

This property is located on the north side of the street, approximately halfway between its intersections with Fremont Avenue and Arlington Avenue. It is currently improved with a three-story attached dwelling measuring approximately 18' by 67' on a lot measuring approximately 18' by 107'. This structure was built in the middle of the 19th Century as a single-family residential property. The site is zoned R-8 and is on the eastern side of the Harlem Park community.

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

Staff found no predictable change to the traffic flow that would result from the approval of this use.

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

This is a primarily residential area, with scattered non-residential uses such as religious institutions and small street-corner commercial uses located several blocks in either direction along Arlington Avenue and along Edmondson Avenue which parallels Lanvale Street two blocks to its south. This property is in the Harlem Park II Urban Renewal Plan Area and the Old West Baltimore National Register Historic District.

- (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.

- (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 of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This site is part of the Harlem neighborhood and the Old West Baltimore Historic District. It is primarily residential in nature.

- (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 would meet 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.

Source of Findings:

(check all that apply)

Planning Report –

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Elena DiPetro – Law Dept
Jason Wright – DHCD
Eric Tiso – Planning Dept
Sean Eames – Fire Dept
Nina Themelis – Office of Government Relations
Tom Whelly – Baltimore Development Corporation
Luciano Diaz – Dept of Transportation
Kris Misage – Parking Authority

Written – Authors' Names:

Department of Transportation, Agency Report – Dated June 16, 2023
Board of Municipal and Zoning Appeals, Agency Report – Dated
December 6, 2022
Law Department, Agency Report – Dated March 26, 2023
Department of Housing and Community Development, Agency Report – Dated
March 28, 2023
Baltimore Development Corporation, Agency Report – Dated March 15, 2023
Parking Authority, Agency Report – Dated January 3, 2023

Economic and Community Development Committee:

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Mark Conway
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 23-0469 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, 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. 23-0469 favorably.

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

Councilmember Bullock 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. 23-0469

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units
in
the R-8 Zoning District - Variances 1014 Edmonson Avenue**

- (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:**

Multi-family dwellings are permitted in the R-8 district and staff finds that this 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:

The use is permitted by the R-8 district and would not conflict with the Harlem Park II Urban Renewal Plan.

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- (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. The proposed use has support from the local community organization.

- (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;

1014 Edmondson Avenue is located on the north side of the street, approximately 99'6" west of the intersection with North Schroeder Street. This property is zoned R-8, measures 16' by 85', and is currently improved with a vacant three-story attached dwelling, measuring approximately 16' by 62'.

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

Staff find that there would be no change in traffic patterns and the Parking Authority finds that there is sufficient on-street parking to accommodate demand.

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

This property is located in the Harlem Park neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. There are scattered institutional and small commercial uses throughout the neighborhood.

- (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.

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

There is adequate accessibility for emergency vehicles.

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This property is located in the Harlem Park neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. Staff has received a letter of support from the Harlem Park Neighborhood Council.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by the Harlem Park II Urban Renewal Plan which is applicable to the property.

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

The proposed use requires variances from the lot area size. With the variance, 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.

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(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 Bullock 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. 23-0469**1014 Edmonson Avenue****Variance from lot area size requirements****Threshold Question:**

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)

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 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 building itself is large for the lot it sits in and Planning Staff find that the apartment created by the proposed use would be of sufficient size. It is believed this variance is reasonable in relation to the amount required by table 9-401 of the Zoning Code.

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)

- Planning Report – dated April 1, 2024, including the Department of Planning Staff Report, dated March 28, 2024.

- Testimony presented at the Committee hearing:

- Oral – Witnesses Names:

Elena DiPetro – Law Dept
Jason Wright – DHCD
Eric Tiso – Planning Dept
Sean Eames – Fire Dept
Nina Themelis – Office of Government Relations
Tom Whelley – Baltimore Development Corporation
Luciano Diaz – Dept of Transportation
Kris Misage – Parking Authority

[x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated May 1, 2023

Board of Municipal and Zoning Appeals, Agency Report – Dated
December 7, 2023

Law Department, Agency Report – Dated September 18, 2024

Department of Housing and Community Development, Agency Report – Dated
September 24, 2024

Baltimore Development Corporation, Agency Report – Dated January 2, 2024

Fire Department, Agency Report – Dated January 10, 2024

Parking Authority, Agency Report – Dated February 1, 2024

Economic and Community Development Committee:

Sharon Green Middleton, Chair

John Bullock

Ryan Dorsey

Mark Conway

Odette Ramos

Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0475 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 24-0475 favorably, with amendments.

An Ordinance authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to a 20 foot wide right-of-way and a 10 foot wide right-of-way through the property of Weldon Heights Homes, Inc., as shown on plats RW20-34176 and RW20-34429 on file in the Office of the Department of Transportation; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0475

Amendment No. 1

On page 1, strike lines 11 through 13 in their entireties; and, on that same page, in line 15, strike “31” and substitute “15(c)”.

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. 24-0476 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 24-0476 favorably, with amendments.

An Ordinance authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to the variable width right of way heretofore granted the City of Baltimore; the location and course of the variable width right of way to be released being shown on a plat numbered RW 20-36464; and providing for a special effective date.

Committee Amendments to City Council Bill No. 24-0476

Amendment No. 1

On page 1, strike lines 10 through 12, inclusive; and, on that same page, in line 14, strike “31” and substitute “15(c)”.

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. 24-0497 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, 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. 24-0497 favorably.

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 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

Councilmember Bullock 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. 24-0497

**Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units
in the R-8 Zoning District - Variances - 1005 West Lanvale 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:**

Multi-family dwellings are permitted in the R-8 district and staff finds that this 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:

The use is permitted by the R-8 district and would not conflict with the Harlem Park II Urban Renewal Plan.

- (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. The proposed use has support from the local community organization.

- (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;

1014 Edmondson Avenue is located on the north side of the street, approximately 99'6" west of the intersection with North Schroeder Street. This property is zoned R-8, measures 16' by 85', and is currently improved with a vacant three-story attached dwelling, measuring approximately 16' by 62'.

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

Staff find that there would be no change in traffic patterns and the Parking Authority finds that there is sufficient on-street parking to accommodate demand. The use would need a variance for off-street parking which is reasonable because the rear of the property is landlock.

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

This property is located in easter part of the Harlem Park neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. There are scattered institutional and small commercial uses throughout the neighborhood.

- (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.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This property is located in the Harlem Park neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. Staff has received a letter of support from the Harlem Park Neighborhood Council.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by the Harlem Park II Urban Renewal Plan which is applicable to the property.

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

The proposed use requires variances from the lot area size. With the variance, 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 Bullock 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. 24-0497

1005 West Lanvale Street

Variance from 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)

[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 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 requirement from which the variance is sought were applied because:

The property is landlocked and is not able to support off-street parking in the rear. The Parking authority finds that there is sufficient on-street parking to accommodate the need.

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)

- Planning Report – dated May 10, 2024, including the Department of Planning Staff Report, dated May 9, 2024.

- Testimony presented at the Committee hearing:

- Oral – Witnesses Names:

Elena DiPetro – Law Dept
Jason Wright – DHCD
Eric Tiso – Planning Dept
Sean Eames – Fire Dept
Nina Themelis – Office of Government Relations
Tom Whelley – Baltimore Development Corporation
Luciano Diaz – Dept of Transportation
Kris Misage – Parking Authority

[x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated March 27, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated
February 29, 2024
Law Department, Agency Report – Dated August 27, 2024
Department of Housing and Community Development, Agency Report – Dated
September 24, 2024
Baltimore Development Corporation, Agency Report – Dated March 28, 2024
Fire Department, Agency Report – Dated January 10, 2024
Parking Authority, Agency Report – Dated April 17, 2024

Economic and Community Development Committee:

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Mark Conway
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 24-0515 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, 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. 24-0515 favorably.

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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

Councilmember 24-0515 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. 24-0515

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker 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:**

Multi-family dwellings are permitted in the R-8 district and staff finds that this 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:

The use is permitted by the R-8 district and would not conflict with any Urban Renewal Plan.

- (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. The proposed use has support from the local community organization.

- (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;

223 South Stricker Street is located on the east side of the street, approximately 127'6" north of the intersection with McHenry Street. This property measures approximately 14' by 85' and is currently improved with a three-story rowhome measuring approximately 14' by 51'. This site is zoned R-8.

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

Staff find that there would be no change in traffic patterns and the Parking Authority finds that there is sufficient on-street parking to accommodate demand. The use would need a variance for off-street parking which is reasonable because the rear of the property is inaccessible.

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

This property is located in the New Southwest/Mount Clare neighborhood, which is predominantly residential in nature, with scattered commercial and institutional uses throughout. The Mount Clare Junction shopping center and the B&O museum are three blocks to the east.

- (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.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This property is located in the New Southwest/Mount Clare neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. Staff has received a letter of support from the Mount Clare Community Council.

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

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use is not prevented or limited by the Harlem Park II Urban Renewal Plan which is applicable to the property.

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

The proposed use requires variances from the lot area size. With the variance, 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 Bullcok 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. 24-0515

223 South Stricker Street

Variance from Lot 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 lot encloses 1,190 square feet, which requires a variance of 20.6% that is included in the bill. Planning Staff believes that the dwellings put into use by this use will be of sufficient size and believe that the variance is appropriate.

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.

City Council Bill No. 24-0515
223 South Stricker Street

Variance from 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)

[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 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 requirement from which the variance is sought were applied because:

The property is landlocked and is not able to support off-street parking in the rear. The Parking authority finds that there is sufficient on-street parking to accommodate the need.

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)

Planning Report – Dated May 10, 2024, including the Department of Planning Staff Report, dated May 9, 2024.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Elena DiPetro – Law Dept
Jason Wright – DHCD
Eric Tiso – Planning Dept
Sean Eames – Fire Dept
Nina Themelis – Office of Government Relations
Tom Whelley – Baltimore Development Corporation
Luciano Diaz – Dept of Transportation
Kris Misage – Parking Authority

Written – Authors’ Names:

Department of Transportation, Agency Report – Dated March 27, 2024
Board of Municipal and Zoning Appeals, Agency Report – Dated
February 29, 2024
Law Department, Agency Report – Dated August 27, 2024
Department of Housing and Community Development, Agency Report – Dated
September 24, 2024
Baltimore Development Corporation, Agency Report – Dated March 28, 2024
Fire Department, Agency Report – Dated January 10, 2024
Parking Authority, Agency Report – Dated April 17, 2024

Economic and Community Development Committee:

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Mark Conway
Odette Ramos
Robert Stokes

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 21-0077R REPORTED FAVORABLY
AND ADOPTED**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 21-0077R favorably.

AN ORDINANCE concerning

Informational Hearing – Implementation of Landlord Licensing

FOR the purpose of requesting representatives from the Department of Law, Department of Housing and Community Development, and Department of Public Works appear before the Council and provide a comprehensive report about progress made on the implementation of Council Bill 18-0185 (“Non-Owner-Occupied Dwelling Units, Rooming Houses, and Vacant Structures – Rental Dwellings – Registration and Licensing”).

Recitals

Council Bill 18-0185 (“Non-Owner-Occupied Dwelling Units, Rooming Houses, and Vacant Structures – Rental Dwellings – Registration and Licensing”) was passed in May of 2018, and enacted in August of that year. Implementation of the systems, inspections, and licensing were to be completed 90 days after enactment.

Baltimore City Department of Housing and Community Development (“DHCD”) has done a spectacular job setting up this important system to monitor the quality of rental housing. The program requires landlords to be inspected every 3 years to get their license.

Licensing is different from registration. All non-owner occupied properties have to be registered (Baltimore City Code, Article 13, § 4-5). That simply means DHCD knows that this is a non-owner occupied property. A licensed property means it has been inspected and is up to code so that residents can live on the premises. Inspections occur when the landlord pays an inspector from the approved list provided by DHCD to inspect the property, and proper paperwork is filed.

Residents have called 311 or notified their City Council member or a member of the DHCD team when they suspect a property has not been licensed, or they locate the property on CODEMAP or the City's link to properties that are licensed. Additionally, neighbors have discovered unlicensed properties by first finding other violations. If that property is not licensed, DHCD issues fines of \$1000 for each infraction and failure to abate the violation.

Unfortunately, even 2.5 years after implementation, there are hundreds if not thousands of properties that are being rented that are not properly licensed. While COVID certainly had a factor in this, COVID also provided the opportunity to require landlords to comply if they wanted their tenants to receive rental assistance. This has prevented these renters from receiving critical aid during the ongoing pandemic.

Nevertheless, there are significant cases where landlords are refusing to comply with the law. While we've seen some cases highlighted in news media, we know from research that there are several properties with multiple citations for non-compliance, and there is still no movement on compliance. The current law states that DHCD could remove the renters from a non-licensed property if the living conditions are so poor they should not be living in the property.

In addition, there is evidence that false paperwork is presented to DHCD so that landlords can cut corners on repairs and inspections. This deeply undermines the goals of the licensing and registration ordinance.

The Baltimore City Council wants to learn about the increase in licensed properties so that rental assistance could be received, the estimated number of properties that have yet to be licensed, properties that have clearly not complied with the law and therefore need strict consequences, resources needed to fully implement the law, and any suggested changes to the legislation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council requests representatives from the Department of Law, Department of Housing and Community Development, and Department of Public Works appear before the Council and provide a comprehensive report about progress made on the implementation of Council Bill 18-0185 ("Non-Owner-Occupied Dwelling Units, Rooming Houses, and Vacant Structures – Rental Dwellings – Registration and Licensing").

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the City Solicitor, Director of the Department of Housing and Community Development, the Director of the Department of Public Works, and the Mayor's Legislative Liaison to the City Council.

Favorable report adopted.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2

The President declared the Resolution adopted.

**BILL NO. 23-0192R REPORTED FAVORABLY
AND ADOPTED**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 23-0192 favorably.

**Approval for the Exchange of a Class B-D-7 License
to a Class A-7 License for Use at 1000 W Lombard Street, 21223**

FOR the purpose of providing the required approval under Md. Code Ann., Alc. Bev.

§ 12-902.1(d)(1) to allow the license holder holding a valid Class B-D-7 Beer, Wine, and Liquor License issued for use at 1000 W Lombard Street, Baltimore, Maryland 21223 to apply to the Board of Liquor License Commissioners for Baltimore City to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

Recitals

Under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1), a City Council resolution is required to allow a current holder of a valid Class B-D-7 Beer, Wine, and Liquor License issued on or before July 1, 2018, to apply to the Board of Liquor License Commissioners for Baltimore City (the "Board") to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

The Class A-7 License authorizes the license holder to sell beer, wine, and liquor at retail at the place described in the license for off-premise consumption. The holder of a Class A-7 License may sell beer, wine, and liquor on Monday through Sunday from 10:00 a.m. to midnight.

The license holder wishes to apply to the Board to exchange the Class B-D-7 License issued for use at 1000 W Lombard Street, Baltimore, Maryland 21223. Accordingly, representatives of the license holder have applied to the Baltimore City Council for approval of the exchange.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council authorizes, by and through this resolution, that the current holder of a Class B-D-7 Beer, Wine, and Liquor License located at 1000 W Lombard Street, Baltimore, Maryland 21223, may apply to the Board of Liquor License Commissioners for Baltimore City (the "Board") to exchange its Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License and may be afforded all the privileges and responsibilities of that license class and type under the Alcoholic Beverages Article for the State of Maryland.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Executive Secretary of the Board of Liquor License Commissioners for Baltimore City.

Favorable report adopted.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2

The President declared the Resolution adopted.

**BILL NO. 23-0192R REPORTED FAVORABLY
AND ADOPTED**

Councilmember Bullock, for the Economic and Community Development Committee, reported Bill No. 23-0192R favorably.

**Approval for the Exchange of a Class B-D-7 License
to a Class A-7 License for Use at 1000 W Lombard Street, 21223**

FOR the purpose of providing the required approval under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1) to allow the license holder holding a valid Class B-D-7 Beer, Wine, and Liquor License issued for use at 1000 W Lombard Street, Baltimore, Maryland 21223 to apply to the Board of Liquor License Commissioners for Baltimore City to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

Recitals

Under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1), a City Council resolution is required to allow a current holder of a valid Class B-D-7 Beer, Wine, and Liquor License issued on or before July 1, 2018, to apply to the Board of Liquor License Commissioners for Baltimore City (the “Board”) to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

The Class A-7 License authorizes the license holder to sell beer, wine, and liquor at retail at the place described in the license for off-premise consumption. The holder of a Class A-7 License may sell beer, wine, and liquor on Monday through Sunday from 10:00 a.m. to midnight.

The license holder wishes to apply to the Board to exchange the Class B-D-7 License issued for use at 1000 W Lombard Street, Baltimore, Maryland 21223. Accordingly, representatives of the license holder have applied to the Baltimore City Council for approval of the exchange.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council authorizes, by and through this resolution, that the current holder of a Class B-D-7 Beer, Wine, and Liquor License located at 1000 W Lombard Street, Baltimore, Maryland 21223, may apply to the Board of Liquor License Commissioners for Baltimore City (the “Board”) to exchange its Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License and may be afforded all the privileges and responsibilities of that license class and type under the Alcoholic Beverages Article for the State of Maryland.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Executive Secretary of the Board of Liquor License Commissioners for Baltimore City.

Favorable report adopted.

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

Yeas - President and Councilmembers Cohen, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2

The President declared the Resolution adopted.

**BILL NO. 23-0362 REPORTED UNFAVORABLY
AND WITHDRAWN**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 23-0362 unfavorably.

An Ordinance amending City Code, Article 28, Subtitle 8.1 {"In Rem Foreclosure - Vacant and Abandoned Property"} to permit a Land Bank Authority of Baltimore City to initiate and participate in certain in rem foreclosure proceedings on behalf of the Mayor and City Council of Baltimore City; and providing for a contingent effective date.

Unfavorable report adopted.

Councilmember Ramos moved to withdraw.

The bill was withdrawn.

**BILL NO. 23-0363 REPORTED UNFAVORABLY
AND WITHDRAWN**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 23-0363 unfavorably.

An Ordinance providing certain unamended authorizing language for context of this Ordinance; establishing the Land Bank Authority of Baltimore City; providing for the Authority's powers, duties, and limitations; providing for a Board of Directors, for the selection and terms of the Board's members, and for the powers and duties of the Board; providing certain immunities; providing for certain tax exemptions; and generally relating to the establishment and operation of a Land Bank Authority, as authorized by the City Charter.

Unfavorable report adopted.

Councilmember Ramos moved to withdraw.

The bill was withdrawn.

THIRD READING

The President laid before the City Council:

BILL NO. 23-0367 - An Ordinance prohibiting the use of gas-powered debris removal equipment in Baltimore City; defining certain terms; establishing procedures for reporting the use of gas-powered debris removal equipment; establishing certain penalties; and providing for a special effective date.

Then Councilmember Dorsey offered the following amendment to the bill:

Amendment to City Council Bill No. 23-0367

Amendment No. 1

On page 6, in line 26, strike “landscape maintenance companies,”; and, on that same page, in line 28, after “That” insert “all landscape maintenance companies and”.

The roll was called on the amendment, resulting as follows:

Yeas - Councilmembers Cohen, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 12.

Nays - President - Total 1.

Absent - Councilmembers McCray, Middleton - Total 2.

The President declared the amendment adopted.

The bill was held over until the next meeting pursuant to City Council Rule 12-3.

Bill No. 24-0478 - An Ordinance changing the zoning for the properties known as 1214-1224 Hollins Street (Block 0216, Lots 053-058), 21-23 South Carey Street (Block 0216, Lots 047-048), and 14 South Stockton Street (Block 0216, Lot 074), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0479 - An Ordinance changing the zoning for the properties known as 901 West Mulberry Street (Block 0157, Lot 015), 317-329 North Schroeder Street (Block 0157, Lots 008-014), 222 North Fremont Street (Block 0173, Lot 003), 811 West Saratoga Street (Block 0173, Lot 001, and 203 North Amity Street (Block 0173, Lot 004), as outlined in red on the accompanying plat, from the R-8 Zoning District to the R-9 Zoning District; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0495 - An Ordinance permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0553 - An Ordinance amending the composition of the Mayor's Anti-Animal Abuse Advisory Commission; altering procedures for meetings of the Commission; providing for staff to the Commission; providing for a special effective date; and generally relating to the Mayor's Anti-Animal Abuse Advisory Commission.

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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0560 - 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 1012 East 43rd Street (Block 5192, Lot 059) 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0561 - An Ordinance repealing Ordinance 99-573, as amended by Ordinance 00-093, which designated certain property located at 4221 Shannon Drive a Planned Unit Development; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0570 - An Ordinance naming the playground located at Lake Montebello to be the City Council President Mary Pat Clarke Playground.

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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0571 - 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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

Bill No. 24-0574 - An Ordinance changing the zoning for the property known as 1921 Light Street (Block 1038, Lot 005), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; 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, Dorsey, Conway, Schleifer, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray, Middleton - Total 2.

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

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0597**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0597.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0593**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0593.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0530**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0530.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0529**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0529.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0516**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0516.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0533**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0533.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0599**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0599.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0598**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0598.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0517**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0517.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0496**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0496.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

Councilmember Costello later rescinded the announcement.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 23-0455**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 23-0455.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0596**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0596.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3
WITH REGARD TO BILL NO. 24-0598**

Councilmember Costello made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 24-0598.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Costello announced a hearing date for the bill.

ADJOURNMENT

On motion of Councilmember Schleifer, duly seconded, the City Council adjourned to meet on Monday, October 7th 2024, at 5:00 p.m.

Consent Calendar

CR 2410 President Mosby, All Members

A Baltimore City Council Resolution on the death of Alberts Pointer, May 27, 1937 – August 31, 2024.

CR 2411 President Mosby, All Members

A Baltimore City Council Resolution on the death of James S. Crowder, Sr. February 2, 1959 – September 2, 2024.

CR 2412 President Mosby, All Members

A Baltimore City Council Resolution congratulating Brian Canary on 30 years of service to the Department of Transportation.

CR 2413 President Mosby, All Members

A Baltimore City Council Resolution congratulating Macedonia Baptist Church on 150 years of commemorating resilience, dedication, and values.

CR 2414 President Mosby, All Members

A Baltimore City Council Resolution congratulating The Church of St. Michael and All Angles on your 150th Anniversary of serving as a beacon of light to the Baltimore community.

CR 2415 President Mosby, All Members

A Baltimore City Council Resolution congratulating the Black Nurse Association of Baltimore on celebrating your 50th Anniversary of the Black Nurse Association of Baltimore, Inc. so that you can continue to provide a platform for black nurses to advocate for quality health care.

CR 2416 President Mosby, All Members

A Baltimore City Council Resolution congratulating Reynoud Duplessis on your retiring from the City of Baltimore after 17 years of service as a Laborer.

CR 2417 Ramos

A Baltimore City Council Resolution on the death of Barbara L. Ruland, July 13, 1945 – June 1, 2024.

CR 2418 Ramos

A Baltimore City Council Resolution congratulating Somos Baltimore Latino on your 15th Anniversary, thank you for your dedication and service to our Hispanic/Latine community in Baltimore City and beyond.

CR 2419 Ramos

A Baltimore City Council Resolution congratulating Carissa Mattern on your hard work, dedication, and service to the 14th District Council Office and its constituents.

CR 2420 President Mosby, All Members

A Baltimore City Council Resolution on the death of Clara Ann Bivens, November 23, 1944 – August 21, 2024.

CR 2421 President Mosby, All Members

A Baltimore City Council Resolution congratulating Lt. Torey Nichols on your well deserved promotion and confirmation to Fire Lieutenant of the Baltimore County Fire Department.

CR 2422 President Mosby, All Members

A Baltimore City Council Resolution congratulating Patricia Ford on your amazing leadership and invaluable contributions to the Pimlico Terrance Neighborhood Association, best wishes to you!

CR 2423 President Mosby, All Members

A Baltimore City Council Resolution congratulating Malcolm Johnson on the completion of your Eagle Scout project, where you carried out a cleanup of the Chinquapin Run Watershed, thank you for your outstanding work!

CR 2424 President Mosby, All Members

A Baltimore City Council Resolution congratulating Collington Square Elementary School on receiving the 21st Century Grand Award from the Maryland State Department of Education (MSDE) in partnership with U.S. Dream Academy Inc.

CR 2425 President Mosby, All Members

A Baltimore City Council Resolution on the death of Donald Hall, February 8, 1966 – August 22, 2204.

CR 2426 President Mosby, All Members

A Baltimore City Council Resolution congratulating Jerk at Nite on your resilience and countless efforts in bringing Jerk at Nite to Baltimore, and for your commitment to creating jobs.

CR 2427 President Mosby, All Members

A Baltimore City Council Resolution congratulating Oyster Recovery Partnership on The World is your Oyster Fest, 2024, a bivalve-lovers' bash celebrating Chesapeake Bay Oyster restoration.

CR 2428 President Mosby, All Members

A Baltimore City Council Resolution congratulating Elizabeth Lounsbury on your service and dedication to the students of Morrell Park Elem/Middle and the Community at large.

CR 2429 President Mosby, All Members

A Baltimore City Council Resolution on the death of Rosalind Muriel Anthony, February 17, 1959 – September 6, 2024.