

EIGHTH DAY

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SECOND COUNCILMANIC YEAR - SESSION OF 2016-2020

JOURNAL

CITY COUNCIL OF BALTIMORE

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April 16, 2018

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Pastor Antoine Burton, of Changing Lives Ministries of Baltimore, led the Council in Prayer.

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

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The City Council of Baltimore met pursuant to adjournment. Present: Bernard C. “Jack” Young, President, and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke

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**SHOWCASE BALTIMORE**

Charles A. Culver, Sr., of New Vision House of Hope Inc., delivered a presentation.

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**JOURNAL APPROVED**

The Journal of March 26, 2018 was read and approved.

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**APPOINTMENTS BY THE MAYOR**

JOHN E. BEASLEY, as a member of the Employees’ Retirement System Board of Trustees, for a term expiring December 8, 2020, as the member nominated by the City Council President.

NADINE M. FINIGAN-CARR, as a member of the Community Relations Commission, for a term expiring December 8, 2020, succeeding Syeetah Hampton-El.

Sincerely,

Catherine E. Pugh  
Mayor

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**COMMUNICATIONS FROM MUNICIPAL AGENCIES**

April 9, 2018

Honorable President and  
Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary  
Baltimore City Council  
Room 400 - City Hall

Dear Honorable President and Members of the Baltimore City Council:

In order to expedite the return of properties acquired through tax sale foreclosure to private ownership, Baltimore City Code Article 28 § 8-3 provides for the City Comptroller to sell properties acquired by tax sale at either private or public sale.

It is requested that the following property be published in the City Council Journal as promptly as possible to allow the Department of Real Estate to proceed with its disposition.

**Councilmanic District 7**

NS 10 FT ALLEY 1<sup>ST</sup> N OF LENNOX ST 100 FT N OF LENNOX ST  
Block 3442 Lot 051

In accordance with the provisions of Article 28 § 8-3 of the Baltimore City Code, certification of the publication shall be submitted to the Comptroller 30 days after such publication. Please send a copy of the certification to [Monique.sampson@baltimorecity.gov](mailto:Monique.sampson@baltimorecity.gov) in the Department of Real Estate.

Should you have any questions or need any further information, please contact Monique Sampson at 443-984-2751.

Walter J. Horton  
Real Estate Officer  
Department of Real Estate

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**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. 18-0215** - By the Council President (The Administration):

A Resolution of the Mayor and City Council authorizing the Mayor and City Council of Baltimore (the "City") to enter into an agreement with the Maryland Department of Transportation in connection with the participation by the City in the proceeds derived from the sale of certain bonds, to be known as Department of Transportation of Maryland County Transportation Revenue Bonds, Series 2018 or as otherwise designated by the Secretary of Transportation and to be issued pursuant to Title 3, Subtitle 5 of the Transportation Article of the Annotated Code of Maryland, as amended; authorizing certain officials of the City to take certain actions in connection with the City's participation in the proceeds of the sale of such bonds; providing for the pledge of the City's share of Highway User Revenues to the payment of such bonds; providing that neither the faith and credit nor the taxing power of the City shall be pledged to the City's payment obligations under the Participation Agreement identified herein; providing for the severability of the provisions of this Resolution; providing that this Resolution shall be liberally construed; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Planning Commission, Baltimore Development Corporation, Department of Housing and Community Development, Department of Public Works, Department of Finance, Department of Transportation, Taxation, Finance and Economic Development Committee.

**Bill No. 18-0216** - By Councilmember Stokes, President Young, Councilmembers Henry, Dorsey, Bullock, Burnett, Pinkett, Schleifer, Reisinger, Clarke, Cohen, Middleton, Scott:

An Ordinance changing the name of Ambrose Kennedy Park, located at 1002 Harford Avenue, to Henrietta Lacks Educational Park.

The bill was read the first time and referred to the City Solicitor, Planning Commission, Department of Real Estate, Department of Recreation and Parks, Department of Transportation, Judiciary and Legislative Investigations Committee.

**Bill No. 18-0217** - By Councilmember Bullock (by request):

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

The bill was read the first time and referred to the City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation, Land Use and Transportation Committee.

**Bill No. 18-0218** - By Councilmember Stokes (by request):

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 807 North Monroe Street (Block 0084, Lot 046), as outlined in red on the accompanying plat; and granting variances from certain bulk, gross floor area, gross floor area per unit type, and off-street parking regulations.

The bill was read the first time and referred to the City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation, Land Use and Transportation Committee.

**Bill No. 18-0219** - By Councilmember Cohen, President Young, Councilmembers Scott, Schleifer, Bullock, Burnett (by request):

An Ordinance naming the fire station, located at 5714 Eastern Avenue, to be the Konstantine Prevas Fire Station.

The bill was read the first time and referred to the City Solicitor, Planning Commission, Department of Real Estate, Fire Department, Judiciary and Legislative Investigations Committee.

**Bill No. 18-0220** - By Councilmember Burnett:

An Ordinance repealing Ordinance 04-887, as amended by Ordinance 08-99, which established the Uplands Renewal Area and Plan; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation, Housing and Urban Affairs Committee.

**Bill No. 18-0221** - By Councilmember Bullock, President Young, Councilmembers Henry, Dorsey, Burnett, Scott, Sneed, Clarke, Stokes, Middleton, Cohen, Reisinger, Costello, Pinkett, Schleifer:

An Ordinance imposing a surtax on recordations subject to the recordation tax and a surtax on property transfers subject to the transfer tax; providing for an exemption from these surtaxes for certain residential properties; dedicating the proceeds from these surtaxes to the Affordable Housing Trust Fund created by City Charter Article 1, § 14; correcting, clarifying, and conforming related language; and generally relating to the City's recordation and transfer taxes.

The bill was read the first time and referred to the City Solicitor, Department of Real Estate, Department of Planning, Department of Housing and Community Development, Department of Finance, Baltimore Development Corporation, Board of Finance, Taxation, Finance and Economic Development Committee.

**Bill No. 18-0222** - By Councilmembers Scott, Henry, Dorsey, Bullock, Burnett, Sneed, Middleton, Stokes, Clarke:

A Resolution of the Mayor and City Council authorizing the establishment of a continuing, nonlapsing Equity Assistance Fund, to be used exclusively to assist efforts that reduce inequity based on race, gender, or economic status in Baltimore; requiring that the annual Ordinance of Estimates include a specified appropriation for the Equity Assistance Fund; and submitting this amendment to the qualified voters of the City for adoption or rejection.

The bill was read the first time and referred to the City Solicitor, Department of Finance, Judiciary and Legislative Investigations Committee.

**Bill No. 18-0223** - By Councilmembers Scott, Sneed, Henry, President Young, Councilmembers Dorsey, Bullock, Burnett, Pinkett, Schleifer, Cohen, Middleton, Reisinger, Stokes, Clarke, Costello:

An Ordinance providing for the implementation of an Equity Assessment Program for Baltimore City, to be developed and overseen by the Department of Planning; requiring City agencies to assess existing and proposed policies and practices for disparate outcomes based on race, gender, or income and to proactively develop policies, practices, and investments to prevent and redress those disparate outcomes; defining certain terms; providing for the adoption of rules and regulations to carry out this Program; requiring certain notices and reports; and generally relating to the goal of eliminating structural and institutional racism and other forms of discrimination based on immutable characteristics.

The bill was read the first time and referred to the City Solicitor, Baltimore Development Corporation, Office of the Comptroller, Department of Finance, Department of General Services, Department of Housing and Community Development, Department of Human Resources, Department of Planning, Department of Public Works, Department of Recreation and Parks, Department of Transportation, Fire Department, Health Department, Mayor's Office of Employment Development, Mayor's Office of Human Services, Mayor's Office of Information Technology, Police Department, Board of Ethics, Baltimore Municipal and Zoning Appeals, Commission for Historical and Architectural Preservation, Commission on Sustainability, Employees' Retirement System, Environmental Control Board, Fire and Police Employees' Retirement System, Labor Commissioner, Baltimore City Parking Authority Board, Wage Commission, Judiciary and Legislative Investigations Committee.

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

**Bill No. 18-0077R** - By Councilmembers Sneed, Henry, President Young, Councilmembers Dorsey, Bullock, Burnett, Pinkett, Scott, Schleifer, Reisinger, Clarke, Stokes, Cohen:

Introduced: April 16, 2018  
(Read and adopted)

### A COUNCIL RESOLUTION CONCERNING

#### Supporting Public Workers' Right to Organize

FOR the purpose of supporting the freedom of all City employees to exercise their rights to a voice and dignity on the job through joining together in strong unions; and urging the Supreme Court to consider the legacy of Dr. King, the Memphis sanitation workers, and the public benefit created by workers organizing in rendering its decision in the upcoming *Janus v. AFSCME* case.

#### Recitals

**WHEREAS**, it is our belief that all families should have the means to thrive in safe and healthy communities.

**WHEREAS**, the working people who make our city run ought to have good jobs that can support families.

**WHEREAS**, over the last forty years, working people have become more productive than ever, yet real wages are declining and CEOs make more than ever before: 347 times more than the average person.

**WHEREAS**, 50 years ago, Martin Luther King, Jr. was assassinated in Memphis, Tennessee, where he marched and rallied in support of city sanitation workers on strike to demand their dignity, their humanity, and their union be recognized.

**WHEREAS**, those Memphis sanitation workers and Dr. King carried signs proclaiming “I AM A MAN” and struggled for basic freedoms: the freedom from discrimination, the freedom from degrading work conditions, the freedom to come together in strong unions to improve their place of work.

**WHEREAS**, still today, people across the country and in our city struggle for those same basic freedoms and a high quality of life for their families.

**WHEREAS**, being able to come together in unions gives people – particularly women and people of color – a powerful voice in speaking up for themselves, their families, and their communities, and ensures they are treated with dignity and respect at work.

**WHEREAS**, when people stick together in unions, they gain the power in numbers to raise wages and improve benefits like health care for themselves, their families, and all of our communities.

**WHEREAS**, people working collectively together in unions have won victories like the 40-hour work week, overtime pay, and health and safety standards, as well as advanced policies especially important to women like paid leave, earned sick time, and reducing the gender pay gap.

**WHEREAS**, when people can negotiate together for strong contracts, higher wages, and safer, dignified working conditions, all of us benefit, our communities are stronger, and our entire economy is made more fair.

**WHEREAS**, the Supreme Court is considering the case *Janus v. AFSCME Council 31* which may decide whether those who work in the public service – such as nurses, teachers, and firefighters – would be denied the freedom to come together in strong unions that make our communities safe, more equitable, and strong.

**WHEREAS**, the upcoming *Janus v. AFSCME* Supreme Court case will have a monumental impact on our city residents.

**WHEREAS**, an unfavorable decision in this case would undermine the freedom for millions of working people, especially women and communities of color, to join together in strong unions.

**WHEREAS**, Baltimore provides services to all of its residents because of the hard work of our neighbors who work in the public service, providing health care, educating our children, putting out fires, fixing our potholes, picking up our trash, and more.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, that the Council supports the freedom of all City employees to exercise their rights to a voice and dignity on the job through joining together in strong unions; and urges the Supreme Court to consider the legacy of Dr. King, the Memphis sanitation workers, and the public benefit created by workers organizing in rendering its decision in the upcoming *Janus v. AFSCME* case.

**AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Mayor, the Labor Commissioner, and the Mayor's Legislative Liaison to the City Council.

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

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

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the Rules “Suspended”.

Then Councilmember Sneed 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, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the Resolution “Adopted”.

#### **CONSENT CALENDAR**

CEREMONIAL RESOLUTIONS NO. 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, AND 1320 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, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - 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.**



**ACTION ON EXECUTIVE APPOINTMENTS**

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

AARON BRYANT

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Aaron Bryant be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Aaron Bryant confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

JAMES FRENCH

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of James French be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of James French confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

THOMAS LIEBEL

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Thomas Liebel be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Thomas Liebel confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

MATTHEW MOSCA

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Matthew Mosca be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Matthew Mosca confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

ELIZABETH NIX

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Elizabeth Nix be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Elizabeth Nix confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

LAURA PENZA

Member

COMMISSION:

Commission for Historical and Architectural  
Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Laura Penza be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Laura Penza confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

ANATH RANON

Member

COMMISSION:

Commission for Historical and Architectural Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Anath Ranon be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Anath Ranon confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

MONICA RHODES

Member

COMMISSION:

Commission for Historical and Architectural Preservation

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Monica Rhodes be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Monica Rhodes confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

L.J. CARTER

Member

COMMISSION:

Commission on Aging and Retirement Education

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of L.J. Carter be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of L.J. Carter confirmed.

Councilmember Stokes made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

LEE MICHAELS

Member

COMMISSION:

Commission on Aging and Retirement Education

EXPIRATION OF TERM:

December 8, 2020

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Stokes made a motion, which was duly seconded, that the appointment of Lee Michaels be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the appointment of Lee Michaels confirmed.

**COMMITTEE REPORTS**

**BILL NO. 18-0072R REPORTED FAVORABLY  
AND ADOPTED**

Councilmember Cohen, for the Education and Youth Committee, reported Bill No. 18-0072R favorably.

**A COUNCIL RESOLUTION CONCERNING**

**Supporting CollegeBound Expansion**

FOR the purpose of calling on all stakeholders, including the City of Baltimore, the State of Maryland, Baltimore’s business and foundation communities, and individuals to join together to support college education as a positive and achievable goal for a majority of our school system’s high school students and their families by providing the \$1.3 million required for

CollegeBound's expansion to 33 high schools in FY2019 and pledging the same amount each year for continuity through FY2022.

### Recitals

**WHEREAS**, originally established in 1988 by then-Mayor Kurt L. Schmoke, Baltimoreans United in Leadership Development (BUILD), and the Greater Baltimore Committee (GBC), the CollegeBound Foundation is a non-profit organization whose college advisors work with 9th to 12th graders in 18 of our current BCPS schools on all aspects of "college prep," from campus tours and over-nights to family orientation and involvement, college application and financial aid assistance, and access to private and college-based scholarships.

**WHEREAS**, during the last school year (2016-2017), CollegeBound advisors:

- delivered 603 college access presentations to 5,723 students in grades 9-12;
- conducted 9,318 one-on-one sessions with 2,648 students to discuss college options, admissions, SAT/ACT registration, and financial aid;
- hosted high school-based college fairs, enabling 5,814 students to talk with representatives from 38 colleges and universities;
- helped 2,080 seniors apply to college; and helped secure acceptances to 1,685 students to a 2-year or 4-year college;
- assisted 1,609 seniors complete the Free Application for Federal Student Aid (FAFSA);
- assisted 1,098 seniors submit scholarship applications resulting in awards in the amount of \$50,351,338.

**WHEREAS**, college graduates earn, on average, \$2.2 million during their careers, 69% higher more than non-college graduates. College graduates pay 91% more in taxes than non-college graduates. CollegeBound scholars overwhelmingly return to (or remain in) Baltimore following graduation.

**WHEREAS**, Baltimore's public school system currently invests almost \$1 million a year through Fair Student Funding for CollegeBound advisors to serve in 15 high schools (the other 3 high schools served are funded by a private grant).

**WHEREAS**, in partnership, the private sector and colleges and universities invest close to \$3 million a year to provide CollegeBound college scholarships and need-based "last dollar" grant funding available to graduates of all Baltimore City public high schools.



**WHEREAS**, although CollegeBound grants and scholarships are open to all Baltimore City Schools' graduates, 84% of applicants come from CollegeBound-staffed high schools.

**WHEREAS**, CollegeBound Last Dollar Grant scholars graduate from college at 2.5 times the rate of students from similar socioeconomic backgrounds, nationally.

**WHEREAS**, for every \$1 awarded for a CollegeBound Last Dollar grant, CollegeBound leverages \$10.07 in additional financial aid.

**WHEREAS**, the Fund for Educational Excellence recently conducted a survey of City Schools' parents and students about college opportunities. After hearing from hundreds of parents and students, the Fund recommended "a citywide expansion of college advising services, such as CollegeBound, installing a CollegeBound specialist in every high school . . .".

**WHEREAS**, in fairness and equity, CollegeBound advisors should expand from 18 to 33 of our BCPS high schools to allow a full-time CollegeBound advisor for high schools with more than 300 students and half-time for our smaller high schools. This expansion would allow CollegeBound advisors to work alongside City Schools' school counselors who have a myriad of responsibilities beyond college guidance.

**WHEREAS**, the time is right. In 2017, Mayor Catherine Pugh made national news and engendered "high hopes" locally by guaranteeing free tuition to Baltimore City Community College (BCCC) for all high school graduates of the Baltimore City Public Schools, an historic opportunity to overcome the barriers of poverty for thousands of Baltimore's youth and their families and to create a "college bound" climate across the City.

**WHEREAS**, in response, Coppin State University has offered free tuition to earn bachelor degrees to all graduates of BCCC, creating a unique pathway of access and affordability for thousands of our city's youth to achieve the meaningful academic credentials for career opportunities and success.

**WHEREAS**, for 9<sup>th</sup> through 12<sup>th</sup> graders, whatever colleges and universities they aspire to attend, a majority of our high school students and their families require the "college prep" of onsite CollegeBound advisors to turn these unique opportunities and other traditional college opportunities into practical reality. Specifically, advisors are needed to expose students to college opportunities and to help them complete the pre-requisite forms to receive federal and state financial aid. All federal and state aid must be exhausted before the City invests a penny through Mayor Pugh's free BCCC initiative, so it is vital that students be advised of how to navigate the cumbersome financial aid process.

**WHEREAS**, to expand CollegeBound advisors and services from 18 to 33 of our BCPS high schools requires \$1.3 million a year and a 4-year commitment to that annual amount to ensure continuity in serving 9<sup>th</sup> graders through to graduation.

**WHEREAS**, if all stakeholders work together, we can expand to a total of 33 schools in time to serve the Class of 2019 and beyond.

**WHEREAS**, college graduates earn \$1 million more than high school graduates over a lifetime. If this plan yields an additional 100 college graduates/year (a conservative estimate), the return on a 4-year, \$1.3 million/year investment would be \$400,000,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, that the Council calls on all stakeholders, including the City of Baltimore, the State of Maryland, Baltimore's business and foundation communities, and individuals to join together to support college education as a positive and achievable goal for a majority of our school system's high school students and their families by providing the \$1.3 million required for CollegeBound's expansion to 33 high schools in FY2019 and pledging the same amount each year for continuity through FY2022.

**AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Mayor, the members of the Board of Estimates, the Governor, the Members of the Baltimore City Delegation to the Maryland General Assembly, the Director and Members of the Board of the CollegeBound Foundation, the CEO and President of the Board of Baltimore City Public Schools, the President and Executive Director of the Greater Baltimore Committee, the President and Director of the Fund for Educational Excellence, 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, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 14.

Nays - 0.

Pass - Councilmember Scott - Total 1.

The President declared the Resolution adopted.

**BILL NO. 18-0183 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Bullock, for the Housing and Urban Affairs Committee, reported Bill No. 18-0183 favorably, with amendments.

An Ordinance amending the Urban Renewal Plan for Coldstream Homestead Montebello to modify the list of uses prohibited in the Urban Renewal Area; waiving certain content and

procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Committee Amendments to City Council Bill No. 18-0183

**Amendment No. 1**

On page 1, in line 3, in the blank, insert “12”; and, on page 2, in line 22, in the blank, insert “12”.

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. 17-0106 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Reisinger, for the Land Use and Transportation 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. 17-0106 favorably.

An Ordinance changing the zoning for the property known as 3601-3605 Park Heights Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

**Finding of Facts**

**City Council Bill No. 17-0106**

**Rezoning – 3601-3605 Park Heights Avenue**

Upon finding as follows with regard to:

- (1) Population changes;

The census tract that includes the Properties is estimated to have increased its population from 4,215 in 2010 to 4,820 in 2015, according to estimates of the U.S. Census Bureau. This 14.35% increase in residential population drives a demand for commercial uses to serve the residents, such as the grocery store located at the Property.

(2) The availability of public facilities;

The area is adequately served by public utilities and services. The proposed rezoning of the Property simply will permit the existing use to remain and will not have an impact on the demand for public facilities or services.

(3) Present and future transportation patterns:

The rezoning of the Property will not adversely impact present or future transportation patterns, as the Property is located along the highly trafficked Park Heights corridor. As the Property is already used for commercial purposes, the change in zoning will not increase the number of trips generated. The Baltimore City Department of Transportation supports the rezoning.

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

The property is in a predominantly residential area comprised primarily of two-story attached and semi-detached dwellings with some non-residential uses such as churches and small retail establishments present, of which the subject property is an example. The rezoning of the Property to the C-1 District is consistent with the Park Heights Urban Renewal Plan, which designates the Property for "Neighborhood Business" uses.

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

The Planning Commission was unable to make a recommendation on this bill, as three members voted in favor of the bill and three members voted against.

In July of 1980, the Board of Zoning Appeals approved consolidation of three dwellings at 3601, 3603 and 3605 (appeal no. 374-8X), subject to the condition that the liquor store authorized (Robinson's) was limited in floor area to the floor area of 3601 (a pharmacy and drug store) that it replaced. More recently, the Board of Municipal and Zoning Appeals issued an unfavorable recommendation for Bill 17-0106 to rezone the properties.

On January 20, 2017, the Baltimore City Health Department entered into a Memorandum of Understanding with Robinson's Food & Variety Market, Inc. at the 3601 property to become a Baltimore Healthy Corner Store which focuses on improving the health and wellness of Baltimore City residents by using food access and food justice as strategies for health promotion and community transformation. The initiative has support from local community organizations, houses of worship, local schools and community gate-keepers.

The Department of Transportation supports the rezoning request.

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

The proposed amendment is consistent with the City's Live Earn Play Learn Master Plan by meeting Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. Neighborhoods need access to retail and commercial services to serve their residents. In the area surrounding the Property, many residents do not drive, making it difficult for them to access other grocery options. There are several senior housing buildings located in close proximity to this site, including Monte Verde Apartments at 2501 Violet Avenue (0.1 miles from the Property), SOS Care Services at 2901 Druid Park Drive (0.4 miles from the site), and Renaissance Gardens at 4311 Pimlico Road (0.6 miles from the Property). The retail use at this location serves local residents and provides an amenity to the neighborhood.

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

The property is in a predominantly residential area comprised primarily of two-story attached and semi-detached dwellings with some scattered non-residential uses such as churches and small retail establishments. The Property is located along a heavily trafficked corridor and is the only grocery store in the area. As a result, it provides a necessary service to nearby residents, many of whom rely on the grocery for their food shopping needs. The nearest grocery store, Food City, is 0.4 miles away from this site. Beyond that a Sav-A-Lot and a Shoppers are each 0.91 miles away from the site.

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

The Property is located in the middle of a residentially zoned area. Prior to the effective date of the new Zoning Code, however, the Property was zoned B-1-2, which permitted the existing package good store to operate as a nonconforming use.

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

The Property is not suited for the uses permitted under the R-6 zoning classification. The surrounding blocks of Park Heights Avenue are occupied by many vacant structures, demonstrating that there is little residential demand in this area. In addition, because the existing structure has been used for commercial purposes since the early 20<sup>th</sup> century, it is not feasible to convert it to residential use.

- (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;

Very little development has occurred in the general area of the Property in recent times, especially since the most recent rezoning to the R-6 District. The Property is not likely to see any significant investment under its present zoning classification as the nonconforming use regulations mandate the termination of the alcoholic beverages sales use within two years.

- (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;
- (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 mistake in the 2017 comprehensive rezoning of the property known as 3601-05 Park Heights Avenue (the "Property") from the B-1-2 District to the R-6 District as the City Council did not consider the existing commercial use of the Property, which has been in place since the early 20<sup>th</sup> century. Unlike many other retail goods establishments with alcoholic beverages sales, the Property historically has been operated in a manner that serves the local community by providing groceries and convenience items that are otherwise unavailable in the neighborhood. The City Council rezoned the Property to the R-6 District based on a general desire to eliminate nonconforming retail goods establishments with alcoholic beverages sales without considering the specific impact that would occur here. As a result, it was a mistake to rezone the Property to R-6, and the Property should now be rezoned to C-1 to correct the error. The Property originally consisted of three separate lots known as 3601, 3603, and 3605 Park Heights Avenue, which were consolidated into one lot known as 3601 Park Heights Avenue in 1980. The Property was formerly zoned B-1-2, and, according to the City's zoning records, all three lots historically were used for commercial purposes. The property formerly known as 3601 Park Heights Avenue originally was used as a pharmacy and variety store and held a liquor license dating back to 1935. On July 8, 1980, The Board of Municipal and Zoning Appeals ("BMZA") approved the consolidation of the lots and rehabilitation of the structures, provided that the existing nonconforming package goods store be limited to its existing location and not expanded to the remainder of the Property. As a result, the retail goods establishment that has been in place since that time has offered alcoholic beverage sales only in the portion of the Property that was formerly known as 3601 Park Heights Avenue, while the remainder of the Property is used as a grocery. When the property was rezoned to the R-6 District, the existing package goods component became nonconforming and, due to the new regulations imposed on nonconforming retail goods establishments with alcoholic beverages sales, the package goods component must be discontinued by June 4, 2019. Art. 32, § 18-701(a)(1). It was a mistake for the City

Council not to consider the important services provided by a commercial use at this location when it rezoned the Property to R-6, and the Council should correct the mistake by rezoning the property to C-1.

SOURCE OF FINDINGS (Check all that apply):

[X] Department of Planning Memoranda Dated: October 20, 2017

[X] Testimony presented at the Committee hearing

Oral – Witness Name:

- The Honorable Mary Pat Clarke, 14<sup>th</sup> District
- Ms Caroline L. Hecker, Attorney for the Applicant

Written – Submitted by:

- Memorandum dated November 21, 2017 from Caroline L. Hecker and Stanley S. Fine (Rosenberg, Martin, Greenberg LLP), attorneys for the applicant.
- Handout Package date stamped April 11, 2018 presented by Ms. Caroline Hecker
- Baltimore City Agency reports for Bill 17-0106

**Land Use and Transportation Committee:**

Edward Reisinger

Chair

Sharon Middleton

Member

Ryan Dorsey

Member

Robert Stokes

Member

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 17-0114 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Reisinger, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 17-0114 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

Councilmember Reisinger 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. 17-0114**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variances –  
2938 Huntingdon 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:

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood and is supported by the Greater Remington Improvement Association (“GRIA”).

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

The subject property is not located within an Urban Renewal Area and is not precluded by any other law. However, the proposed use is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 Zoning district where other multi-unit properties already exist. This conditional use is consistent with the Greater Remington Improvement Association’s “Remington Neighborhood Plan 20143-2023” for the following reasons:



GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner adds diversity to the current landscape.
2. Have a diverse stock of housing options of a variety of shapes and sizes than can suitably accommodate neighborhood residents: 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

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

The proposed action would be consistent with provisions of the Baltimore City Comprehensive Master Plan. This authorization is in the public interest as demonstrated by a petition of support containing the signatures of the majority of the residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA.

The two dwelling units would bring affordable housing to the Remington Community.

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

The area is predominantly residential. The adaptive re-use as a two-family attached dwelling would allow preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional use requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens.

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 nature of the site, including its size and shape, are appropriate for the proposed use. The size of the site is the same as other 2-unit dwellings on the same block.

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

The Department of Transportation and the Parking Authority of Baltimore City support the conditional use and variance requests.

Traffic patterns will not be impacted by the use. The property cannot, however, provide the required off-street parking space in the rear yard. A variance of the off-street parking requirements has been requested as part of the City Council ordinance. A petition was collected of each resident on the 2900 block of Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

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

The proposed dwelling units would be close to other dwellings, churches, schools, other public structures, and places of public gatherings with zero negative impact.

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

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30<sup>th</sup> St, and the alley behind the property. The addition of a second dwelling unit will not impact the 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 the properties in the vicinity. As the conditional use does not propose any exterior changes to the property, it will not impact the accessibility of light and air to the premises or to property 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, roads, drainage, and other necessary facilities have been provided. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

Not applicable.

- (9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

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

The proposed action would be consistent with provisions of the Baltimore City Comprehensive Master Plan LIVE EARN PLAY LEARN'S Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use". It would also be consistent with Baltimore City's Comprehensive Master Plan Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties throughout the City.

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

The property is not located within an Urban Renewal Area, but the proposed action is consistent with the Remington Neighborhood Plan:

Plan Goals:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends -

1. Rehabilitation of abandoned or vacant homes. Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

The proposed use will meet applicable standards and requirements of the Code provided that the requested variances are granted.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

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

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

Planning Report - The findings listed above have been transferred from the Department of Planning's report dated:

Testimony presented at the Committee hearing

Oral – Witness Name:

- Ms. Caroline Hecker, Representative of the Applicant
- Mr. Elan Kotz, Owner and Applicant
- Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City

Written – Submitted by: (Include all documents that have relevant facts only)

- Revised Findings of Fact - Document from Mr. Elan Kotz - Received 4/10/18

**Land Use and Transportation Committee:**

Edward Reisinger  
Chair

Sharon Middleton  
Member

Ryan Dorsey  
Member

Robert Stokes  
Member

Findings of Fact adopted.

Councilmember Reisinger made a motion, duly seconded, that pursuant to Article 32, § 5-308 of the Baltimore City Code the Council adopt these findings of fact concerning a variance for lot area size, lot area coverage, gross floor area, and off-street parking.

**City Council Bill No. 17-0114**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variances –  
2938 Huntingdon Avenue**

(1) Uniqueness

The following characteristics of the land or structure are different than neighboring properties in the same zoning classification: *(Possible examples include: particular physical surroundings, topographical conditions, irregularity of shape, slope, grade, narrowness, shallowness, accessibility, subsurface conditions, obstructions, historical significance)*

The property is unique by virtue of the characteristics of the existing structure, which was built in the early 1900's and occupies the majority of the lot, as well as the lot design and sizing. These unique features create a practical difficulty (as discussed below) in complying with the lot area size, lot area coverage, gross floor area, and off-street parking requirements of the Zoning Code. The lot is approximately 15' by 70'. The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(2) Unnecessary hardship or practical difficulty

- (i) Due to the characteristics described above, enforcing the lot area size, lot area coverage, gross floor area, and off-street parking restrictions would cause a disproportionate impact on the property as compared to other neighboring properties, resulting in an unnecessary hardship or practical difficulty because:
  - 1. The physical features of the existing structure, as well as the lot area and gross floor area of the structure, limit construction locations and options for meeting zoning requirements.

2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq. ft., not 350 sq. ft., as reported in the Planning Department's staff report. This only requires a minimal variance percentage.
4. As the existing structure occupies most of the lot, there is simply not space to provide any off-street parking on the property.

(ii) This impact would be unnecessarily burdensome OR would unreasonably prevent the applicant from using the property for a permitted purpose (describe):

Attempting to create a 2-unit dwelling in any of Remington's original property designs and dimensions as built in the early 1900's would be burdensome given the zoning requirements.

Constructing a 2-unit dwelling will allow the existing property to remain anchored into the fabric of the community and, at the same time, add more residents who are passionate about their neighborhood and see it flourish.

(3) The hardship/difficulty is not self-imposed

As described below, the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property:

- The Zoning Code (Article 32 of the Baltimore City Code) requires a property in the R-8 Zoning District to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this Table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.
- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records, the property contains 1,560 square feet of above grade floor area. The SDAT records are incorrect and outdated in reference to the finished basement area. When the owner purchased the property, the

basement was approximately 731 sq. ft. The owner dug the basement to proper ceiling height according to Code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient.

- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (Section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq. ft. prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- The Zoning Code requires one off-street parking space for each dwelling unit (Section 9-703.f.), which could not be provided due to the width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter, on the 2900 block of Huntingdon Avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.
- The Parking Authority of Baltimore City and the Department of Transportation support the conditional use and variance request.

(4) Substantial justice to applicant and nearby owners

Granting the variance will do substantial justice to the applicant and nearby owners because:

It will protect the integrity of the residential zoning district by allowing the applicant to use the property for a permitted use and safeguard against uses that are not permitted in the zoning district. Granting of the variance, therefore, will not negatively impact the abutting residential properties.

**OR**

The following lesser form of relief would ensure justice because:

(5) Impact of variance on profitability of the property

The purpose of the variances is not based exclusively on a desire to increase the value or income potential of the property; rather, an additional purpose is to:

- Create alternative housing in Baltimore City;

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- Provide affordable housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation in traditional residential neighborhoods;
- Convert a vacant house to an adaptive reuse.

### (6) Impact on neighboring properties

The variances will not be injurious to the use and enjoyment of other property in the immediate vicinity or substantially diminish and impair property values in the neighborhood for the following reasons:

The proposed 2-unit dwelling is residential. The neighborhood is also residential.

### (7) Consistency with the Spirit of the Zoning Code

Granting the variances is in harmony with the purpose and intent of this Code in the following ways:

The proposed use meets all other applicable standards and requirements of the Code and serves the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

### (8) Impact on other City Plans

The variances **ARE NOT** precluded by and **WILL NOT** adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan or any Historical and Architectural Preservation District.

The proposed action is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working. The homeowner and his girlfriend add diversity to the current landscape.
2. Have a diverse stock of housing options of a variety of shapes and sizes than can suitably accommodate neighborhood residents. 2938 Huntingdon will



provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

(9) Public Health, Safety, Welfare etc.

The variance **WILL NOT** adversely affect/endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

The variances are supported by GRIA (see Letter of Support).

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report - Memoranda dated October 20, 2017

[X] Testimony presented at the Committee hearing:

Oral - Witness Name:

- Ms. Caroline Hecker, Representative of the Applicant
- Mr. Elan Kotz, Owner and Applicant
- Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City

Written - Submitted by: (Include documents that have relevant facts only)

- Revised Findings of Fact - Document from Mr. Elan Kotz - Received 4/10/18

**Land Use and Transportation Committee:**

Edward Reisinger  
Chair

Sharon Middleton  
Member

Ryan Dorsey  
Member

Robert Stokes  
Member

Findings of Fact adopted.

Favorable report adopted.

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

### THIRD READING TODAY

Councilmember Reisinger made a motion, which was duly seconded, to place Bill No. 17-0114 on third reading today.

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

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

**BILL NO. 17-0114** - 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

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, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

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

**THIRD READING**

The President laid before the City Council:

**BILL NO. 17-0079** - An Ordinance changing the zoning for the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-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, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

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

The President laid before the City Council:

**BILL NO. 18-0185** - An Ordinance adding certain non-owner-occupied 1- and 2-family dwellings to the licensing, inspection, and related requirements for multi-family dwellings and rooming houses (collectively, "rental dwellings"); modifying the fees, procedures, and prerequisites for the registration of certain non-owner-occupied dwellings, rooming houses, and vacant structures; modifying the procedures and prerequisites for the licensing of rental dwellings; providing for the denial, suspension, or revocation of a rental dwelling license under certain circumstances; providing for judicial and appellate review of administrative decisions relating to the registration or the licensing of these structures; amending the underlying definition of "rooming house" to clarify its applicability to a bed and breakfast facility; defining and redefining certain other terms; imposing certain penalties; correcting, clarifying, and conforming related language; providing certain transition rules for pre-existing licenses; providing for a special effective date; and generally relating to the registration of non-owner-occupied dwellings, rooming houses, and vacant structures and to the licensing of rental dwellings.

Then Councilmember Costello offered the following amendments to the bill:

Amendment to City Council Bill No. 18-0185

**Amendment No. 1**

On page 11, in line 31, strike "FINANCIAL DISCLOSURE" and substitute "CONFLICT-OF-INTEREST".

**Amendment No. 2**

On page 19, in line 26, strike “PROPOSED”.

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

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared the amendment adopted and ordered the bill printed in enrolled form.

**THIRD READING TODAY**

Councilmember Costello made a motion, which was duly seconded, to place Bill No. 18-0185 on third reading today.

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

Yeas - President and Councilmembers Cohen, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - Total 15.

Nays - 0.

The President declared that three fourths of the members-elect, voting in the affirmative, Rule 12-3 of the Rules of the City Council having been complied with, the bill was placed on third reading file.

**ENROLLED READING**

The President laid before the City Council Enrolled Bill No. 18-0185.

An Ordinance adding certain non-owner-occupied 1- and 2-family dwellings to the licensing, inspection, and related requirements for multi-family dwellings and rooming houses (collectively, “rental dwellings”); modifying the fees, procedures, and prerequisites for the registration of certain non-owner-occupied dwellings, rooming houses, and vacant structures; modifying the procedures and prerequisites for the licensing of rental dwellings; providing for the denial, suspension, or revocation of a rental dwelling license under certain circumstances; providing for judicial and appellate review of administrative decisions relating to the registration or the licensing of these structures; amending the underlying definition of “rooming house” to clarify its applicability to a bed and breakfast facility; defining and redefining certain other terms;

imposing certain penalties; correcting, clarifying, and conforming related language; providing certain transition rules for pre-existing licenses; providing for a special effective date; and generally relating to the registration of non-owner-occupied dwellings, rooming houses, and vacant structures and to the licensing of rental dwellings.

It was read the third time.

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

Yeas - Councilmembers Cohen, Scott, Dorsey, Henry, Pinkett, Burnett, Bullock, Reisinger, Costello, Sneed, Clarke - Total 11.

Nays - President Young, Councilmembers Schleifer, Middleton, Stokes - Total 4.

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

The President laid before the City Council:

**BILL NO. 18-0195** - An Ordinance clarifying the description of priorities to which surcharge payments received under the PACE Loan Program must be credited; basing certain time limitations on and requirements for approving clean energy loans on the date of a project's initiation.

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, Scott, Dorsey, Henry, Schleifer, Middleton, Pinkett, Burnett, Bullock, Reisinger, Costello, Stokes, Sneed, Clarke - 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, April 23, 2018, at 5:00 p.m.

Consent Calendar

- CR 1274 Henry**  
A City Council RESOLUTION congratulating Tonya Wright, Rosetta Johnson, Linda Davis, Starr King – Adams, Octavia Weathington, Phyllis Gilmore, Ardenia Langley, Marie McSweeney Anderson, and Sandi McFadden on your advocacy for Glenwood Life Counseling Center for women and all women suffering with all forms of discrimination.
- CR 1275 President Young, All Members**  
A City Council RESOLUTION to the Family of Diane Paige, November 6, 1954 – March 20, 2018.
- CR 1276 President Young, All Members**  
A City Council RESOLUTION congratulating St. Bernardie’s Church on your 90<sup>th</sup> Anniversary and continued dedication to being a strong and vibrant institution in the community.
- CR 1277 President Young, All Members**  
A City Council RESOLUTION to the Family of Iola Emma Bagwell, November 24, 1925 – March 21, 2018.
- CR 1278 President Young, All Members**  
A City Council RESOLUTION congratulating Joseph Harper on your 94<sup>th</sup> Birthday celebration and the honor of reaching fourscore and fourteen. May your special day be filled with the love and support of family and dear friends.
- CR 1279 President Young, All Members**  
A City Council RESOLUTION congratulating Cassendria L. Greene on 40 years of outstanding service and dedication to students, as a teacher for the Baltimore City Public School System.
- CR 1280 President Young, All Members**  
A City Council RESOLUTION congratulating North Avenue Community Development Corporation on your food pantry program and partnerships that have serviced over 4,000 families in the 21217 zip code and secured over 435 good paying jobs across the city.
- CR 1281 Costello**  
A City Council RESOLUTION in recognition to the Family of Alvin Kirby Brunson, November 14, 1958 – March 30, 2008, in dedication to the preservation and dissemination of Baltimore City’s rich and unique black heritage along the historic Pennsylvania Avenue District.

- CR 1282 Costello**  
**A City Council RESOLUTION congratulating Sister Jeanne Barnard on your loyal service in providing spiritual programs to the residents of Christ Church Harbor Apartments – 2018 Volunteer Honorable Mention.**
- CR 1283 Costello**  
**A City Council RESOLUTION congratulating Rita Carvella on her remarkable and generous ability to help others at Christ Church Harbor Apartments – 2018 Volunteer Honorable Mention.**
- CR 1284 Costello**  
**A City Council RESOLUTION congratulating Laverne Merson on her unselfish dedication of time and generosity to assist her neighbors at Christ Church Harbor Apartments - 2018 Volunteer Honorable Mention.**
- CR 1285 Costello**  
**A City Council RESOLUTION congratulating John Goralski on your continuing hard work and dedication to the residents and staff of Christ Church Harbor Apartments – 2018 Volunteer of the Year.**
- CR 1286 President Young, All Members**  
**A City Council RESOLUTION congratulating Kenyan Boys Choir on the members of the Kenyan Boys Choir’s Goodwill Tour to Baltimore as part of “We Day 2018.”**
- CR 1287 President Young, All Members**  
**A City Council RESOLUTION on the death of Mark Brown, Sr., July 7, 1925 – March 25, 2018.**
- CR 1288 President Young, All Members**  
**A City Council RESOLUTION to the Family of Mary Elizabeth Brooks, July 29, 1940 – March 30, 2018.**
- CR 1289 President Young, All Members**  
**A City Council RESOLUTION congratulating Carolyn Adgerson on your 75<sup>th</sup> Birthday, may you be surrounded by love, find peaceful moments and be blessed with happiness, Happy Birthday.**
- CR 1290 President Young, All Members**  
**A City Council RESOLUTION congratulating Patricia McLaughlin, SSND on your retirement after 21 years of dedicated service to the Caroline Center, hoping your retirement brings you fun, relaxation and enjoyment.**
- CR 1291 President Young, All Members**  
**A City Council RESOLUTION congratulating The Maryland and Baltimore City Centenarians on your 26<sup>th</sup> Annual Maryland Centenarians Recognition Luncheon.**

- CR 1292 President Young, All Members**  
A City Council RESOLUTION congratulating Grand Worthy Matron Lillie M. Jones on your charitable service to Baltimore and for leadership to Myra Grand Chapter, order of the Eastern Star, Prince Hall Affiliation, Maryland Jurisdiction.
- CR 1293 Sneed**  
A City Council RESOLUTION on the death of Minus A. Dewitt, July 18, 1958 – March 29, 2018.
- CR 1294 Sneed**  
A City Council RESOLUTION congratulating Zandra Wiley on her retirement from the Social Security Administration after 43 years of hard work.
- CR 1295 Sneed**  
A City Council RESOLUTION congratulating Ms. Linda on her Annual Easter Egg Extravaganza for children in the community, thank you for your sacrifices and dedication to our children.
- CR 1296 President Young, All Members**  
A City Council RESOLUTION to the Family of Sonia Hayes, December 5, 1961 – April 3, 2018.
- CR 1297 President Young, All Members**  
A City Council RESOLUTION congratulating The National Katyn Memorial Foundation for dedication to the preservation, education and continued remembrance to the Katyn Forest Massacre of 1940.
- CR 1298 President Young, All Members**  
A City Council RESOLUTION congratulating Charlyene Elizabeth Grimes on your retirement after 34 years of service and dedication to Visit Baltimore.
- CR 1299 President Young, All Members**  
A City Council RESOLUTION congratulating Kathleen “Kay” Brench on 24 years of selfless service and commitment to the Eating Together Program, a nutritional program for seniors established under the Old American Act.
- CR 1300 President Young, All Members**  
A City Council RESOLUTION congratulating Booker T. Washington Middle School for the Arts and Glenelg Country School on completing an environmental service learning project to benefit Baltimore City.
- CR 1301 President Young, All Members**  
A City Council RESOLUTION congratulating The Federation of Jewish Women’s Organizations of Maryland on the Celebration of your 102<sup>nd</sup> Annual Convention and your continued service to Baltimore and surrounding counties.



- CR 1302 President Young, All Members**  
A City Council RESOLUTION congratulating Robert McDonald on 31 plus years of dedicated service to the City of Baltimore.
- CR 1303 President Young, All Members**  
A City Council RESOLUTION congratulating Charles L. Jenkins Jr. on 7 plus years of dedicated service to the City of Baltimore.
- CR 1304 President Young, All Members**  
A City Council RESOLUTION congratulating Eng Peng on 43 years of dedicated service to the City of Baltimore.
- CR 1305 Stokes**  
A City Council RESOLUTION on the death of Mrs. Vashtie Williams, August 4, 1926 – March 30, 2018.
- CR 1306 President Young, All Members**  
A City Council RESOLUTION on the death of Steven Troy Capel, February 18, 1965 – April 1, 2018.
- CR 1307 President Young, All Members**  
A City Council RESOLUTION to the Family of Denice Ringgold, September 4, 1958 – March 30, 2018.
- CR 1308 President Young, All Members**  
A City Council RESOLUTION congratulating Beckie D. Neal on 32 years of outstanding service to the State of Maryland.
- CR 1309 President Young, All Members**  
A City Council RESOLUTION to the Family of Marquis “Dude” Johnson, March 25, 1990 – April 7, 2018.
- CR 1310 President Young, All Members**  
A City Council RESOLUTION congratulating Owusu and Efuru Bandele on your Golden Wedding Anniversary of 50 years on April 15, 2018, may God continue to bless you richly and fill your life with more love and happiness, Happy Anniversary.
- CR 1311 President Young, All Members**  
A City Council RESOLUTION congratulating Northside Baptist Church on your 60<sup>th</sup> Church Anniversary Celebration, may you continue the good works of the Lord and be a blessing to those communities you serve.
- CR 1312 President Young, All Members**  
A City Council RESOLUTION congratulating Louise Green on your retirement after 38 years of dedicated service to the City of Baltimore.

- CR 1313 Middleton**  
A City Council RESOLUTION congratulating Reverend William E. Lori and Reverend Dr. Raphael G. Warnock on hosting and participating in the Cathedral of Mary our Queen special prayer service commemorating the 50<sup>th</sup> Anniversary of the assassination of Reverend Dr. MLK, Jr.
- CR 1314 President Young, All Members**  
A City Council RESOLUTION congratulating Lucas Lacerda Hines on reaching the highest rank in scouting, earning the Eagle Scout Award.
- CR 1315 President Young, All Members**  
A City Council RESOLUTION congratulating Bishop Victor Folks and Dr. Denise L. Folks, PH.D, on your 20<sup>th</sup> Pastoral Anniversary and continued dedication, faithfulness and compassion to ministry.
- CR 1316 President Young, All Members**  
A City Council RESOLUTION to the Family of Reverend Ronald Muse, February 25, 1950 – April 6, 2018.
- CR 1317 President Young, All Members**  
A City Council RESOLUTION congratulating Overseer Leah E. White, Rev. Dr. Carl J. Solomon, Bishop Oscar E. Brown, Bishop Walter S. Thomas, Bishop Dwayne C. Debnam, Rev. Eva Sapp, Bishop Vashti M. McKenzie, Rev. Dr. Goldia Wright, Rev. Christine Robertson (Posthumous), and Bishop Bertha M. Greene (Posthumous) on 20 years of support, service and excellence in ministry to Sisters in Ministry, Inc. and the Greater Baltimore Community.
- CR 1318 Bullock**  
A City Council RESOLUTION congratulating James Price and The Mighty Wonders on 56 years of your Singing Gospel Quartet.
- CR 1319 Middleton**  
A City Council RESOLUTION congratulating Donna Edwards on becoming the First Female President of the Metropolitan Washington AFL-CIO.
- CR 1320 President Young, All Members**  
A City Council RESOLUTION congratulating Colin John Shoul on reaching the highest rank in Scouting, earning the Eagle Scout Award.