

THIRD DAY

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THIRD COUNCILMANIC YEAR - SESSION OF 2016-2020

**JOURNAL**  
**CITY COUNCIL OF BALTIMORE**

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January 28, 2019

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Father Bruce Lewandowski, of Sacred Heart of Jesus, 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**

Marlo Palmer-Dixon and Sandra Colea, of Citizens Review Board for Children, delivered a presentation.

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**JOURNAL APPROVED**

The Journal of January 14, 2019 was read and approved.

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**COMMUNICATIONS FROM THE MAYOR**

**APPROVED BY THE MAYOR**

**OFFICE OF THE MAYOR**

January 28, 2019

The Honorable Bernard C. “Jack” Young, President  
and Members of the City Council

Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Dear Council Members:

I am pleased to inform your Honorable Body that I have signed into law this day these bills which are routine and require no special treatment:

**Bill 18-0189** - An Ordinance concerning - Short-Term Residential Rentals – Regulation and Taxation - For the purpose of extending the hotel tax to certain transactions facilitated by hosting platforms; requiring the licensing of short-term residential rental units; defining certain terms; providing for the denial, suspension, or revocation of short-term residential rental licenses under certain circumstances; providing for judicial and appellate review of administrative decisions relating to the licensing of short-term residential rental units; imposing certain penalties; clarifying and conforming related provisions; providing for a special effective ~~date~~ dates; and generally relating to the regulation and taxation of short-term residential rentals.

**Bill 18-0296** - An Ordinance concerning - Licensing and Regulation – National Human Trafficking Resource Center Hotline Information Sign Posting - For the purpose of requiring certain businesses to post a National Human Trafficking Resource Center hotline information sign in designated areas; requiring certain reports; defining certain terms; ~~and~~ establishing certain penalties; and establishing a special effective date.

Sincerely,

Catherine E. Pugh  
Mayor

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**WITHDRAWAL OF NOMINATION**

January 17, 2019

Baltimore City Council  
Executive Appointments Committee  
Baltimore City Hall  
100 North Holliday Street  
Baltimore, MD 21202

Dear Members of the Executive Appointments Committee:

After further review my administration is formally withdrawing the following nominee to be considered for City Council confirmation to the Baltimore City Youth Commission:

EA 18-0200 Nina Davis - District 7

If you have any questions, please contact Gary Brown Jr. at [Gary.brownjr@baltimorecity.gov](mailto:Gary.brownjr@baltimorecity.gov). or at 410-396-3190.

Sincerely,

Catherine E. Pugh  
Mayor

**APPOINTMENTS BY THE MAYOR**

FRANK BONAVENTURE, JR., as a member of the Board of Municipal and Zoning Appeals (alternate member), for a term expiring February/March 2023, as a member who is an attorney.

ANISSA JAI BONNER, as a member of the Board of Municipal and Zoning Appeals (alternate member), for a term expiring February/March 2023, as a member who is an attorney.

MELISSA MARTINEZ, as a member of the Board of Municipal and Zoning Appeals, for a term expiring February/March 2023, as a member who is an attorney.

MYSHALA MIDDLETON, as a member of the Board of Municipal and Zoning Appeals, for a term expiring February/March 2023, as a member who is an attorney.

ARIEL TAYLOR, as a member of the Baltimore City Youth Commission, for a term expiring December 6, 2020, as a member of Council District 4.

AYONNA THOMAS, as a member of the Baltimore City Youth Commission, for a term expiring December 6, 2020, as a member of Council District 6.

AYANNA WILLIAMS, as a member of the Baltimore City Youth Commission, for a term expiring December 6, 2020, as a member of Council District 13.

DAVID C. RYER, as Director of the Department of Planning, for a term expiring December 6, 2020.

JOAN CARTER CONWAY, as a member of the Employees' and Elected Officials' Retirement System Board of Trustees, for a term expiring December 6, 2020.

Sincerely,

Catherine E. Pugh  
Mayor

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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. 19-0324** - By the Council President (The Administration):

An Ordinance establishing the Dockless Vehicle Program; requiring permits for dockless-vehicle-for-hire providers; imposing certain data sharing requirements upon dockless-vehicle-for-hire providers; providing for the revocation of dockless-vehicle-for-hire provider permits under certain circumstances; establishing certain standards of operation; defining certain terms; imposing certain penalties; allowing for the seizure of a dockless vehicle under certain circumstances; correcting, clarifying, and conforming related provisions governing bike lanes; imposing an excise tax on dockless-vehicle-for-hire providers; generally relating to the regulation of dockless vehicles; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Department of Transportation, Department of Finance, Board of Estimates, Baltimore Development Corporation, Land Use and Transportation Committee.

**Bill No. 19-0325** - By the Council President (The Administration):

An Ordinance condemning and closing the air rights area over a portion of the public right of way of the 4100 Block of Hillen Road, as shown on Plat 347-A-76A in the Office of the Department of Transportation; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Baltimore Development Corporation, Housing and Urban Affairs Committee.

**Bill No. 19-0326** - By the Council President (The Administration):

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the air rights area over a portion of the public right of way of the 4100 Block of Hillen Road and no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Department of Planning, Department of Transportation, Department of Real Estate, Baltimore City Parking Authority Board, Department of Finance, Board of Estimates, Taxation, Finance and Economic Development Committee.

**Bill No. 19-0327** - 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 2323 North Calvert Street (Block 3822, Lot 012), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area) and certain 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. 19-0328** - By Councilmember Dorsey:

An Ordinance amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; 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.

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, Baltimore City Parking Authority Board, Department of Transportation, Housing and Urban Affairs Committee.

**Bill No. 19-0329** - By Councilmember Dorsey:

An Ordinance repealing Ordinance 79-1207, as amended by Ordinances 95-564 and 08-91, which established the Hamilton Business Area Urban Renewal Plan; and providing for a special effective date.

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, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation, Housing and Urban Affairs Committee.

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

**Bill No. 19-0130R** - By Councilmember Stokes, President Young, Councilmembers Henry, Dorsey, Costello, Cohen, Bullock, Burnett, Sneed, Middleton, Clarke, Reisinger, Pinkett, Scott:

A Resolution requesting that Police Department representatives and the Director of Finance appear before the City Council to provide information on the use of forfeiture funds by the Police Department, over the past 5 years.

The bill was read the first time and referred to the City Solicitor, Police Department, Department of Finance, Budget and Appropriations Committee.

**Bill No. 19-0131R** - By Councilmember Clarke, President Young, Councilmembers Henry, Dorsey, Costello, Bullock, Cohen, Stokes, Burnett, Sneed, Middleton, Reisinger, Pinkett, Scott, Schleifer:

Introduced: January 28, 2019  
(Read and adopted)

#### **A COUNCIL RESOLUTION CONCERNING**

##### **Request for State Action – Support a \$15 Minimum Wage for Maryland**

FOR the purpose of calling on the Maryland General Assembly to pass, and the Governor to sign, legislation establishing a statewide \$15 minimum wage, ensuring that all working Marylanders can pay for their basic needs.

#### **Recitals**

In Maryland, recent years have seen efforts to make up for the decades-long decline in the real purchasing power of our minimum wage. However, despite these efforts, hundreds of thousands of full-time Maryland workers still do not earn enough to cover basic needs such as housing, food, and transportation. This is an inequitable and unsustainable situation. In America, full time workers simply should not need government assistance to be able to put food on the table and a roof over their family's heads.

Raising the State minimum wage to \$15 an hour by 2023 and then subsequently indexing it to keep pace with increases in the cost of living will go a long way toward remedying this untenable situation. According to an analysis by the Economic Policy Institute, this increase would benefit 573,000 Maryland workers, approximately 22% of the State's workforce. 90% of all affected workers would be adults 20 years old or older, and nearly a third are parents collectively raising 273,000 Maryland children.

The consensus drawn from decades of serious research on the issue is that statewide minimum wage increases are an effective way to address inequality and poverty without increasing unemployment or harming the broader economy. As states and local jurisdictions raise their minimum wages today, this reality is being demonstrated once again by growing economies and shrinking unemployment in areas where the minimum wage has already been increased.

Maryland lawmakers should be applauded for their recent efforts to make up for years of neglecting a minimum wage that had shrunk in purchasing power over time, but their efforts haven't yet gone far enough to ensure that workers can support themselves and their families. A further increase in the state minimum wage to \$15 an hour is needed to meaningfully shrink the ranks of the working poor and let all Marylanders share in our state's increasing prosperity. Furthermore, any legislation crafted by the General Assembly should not contain any exclusions for agricultural works or youth workers as these exclusions often disproportionately and adversely affect communities that have struggled the most economically. All workers, regardless of their age or status, need to be treated with dignity and respect on the job through fair compensation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the Council calls on the Maryland General Assembly to pass, and the Governor to sign, legislation establishing a statewide \$15 minimum wage, ensuring that all working Marylanders can pay for their basic needs.

**AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Governor, the Honorable Chairs and Members of the Baltimore City House and Senate Delegations to the Maryland General Assembly, the President of the Maryland Senate, the Maryland House Speaker, the Mayor, and the Mayor's Legislative Liaison to the City Council.

Councilmember Clarke 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 Clarke 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. 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, AND 2132 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

CYNTHIA PLAVIER TRUITT

Member

COMMISSION:

Affordable Housing Trust Fund Commission

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 Cynthia Plavier Truitt 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 Cynthia Plavier Truitt 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

WENDY L. BLAIR

Member

BOARD:

Inclusionary Housing Board

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 Wendy L. Blair 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 Wendy L. Blair 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

DENISE DELEAVER

Member

BOARD:

Inclusionary Housing Board

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 Denise DeLeaver 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 Denise DeLeaver 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

ARLENE B. FISHER

Member

BOARD:

Inclusionary Housing Board

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 Arlene B. Fisher 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 Arlene B. Fisher 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

MELVIN L. FREEMAN

Member

BOARD:

Inclusionary Housing Board

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 Melvin L. Freeman 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 Melvin L. Freeman 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

TAYLORA IMES-THOMAS

Member

BOARD:

Inclusionary Housing Board

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 Taylora Imes-Thomas 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 Taylora Imes-Thomas 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

MICHAEL G. MIDDLETON, SR.

Member

BOARD:

Inclusionary Housing Board

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 Michael G. Middleton, Sr. 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 Michael G. Middleton, Sr. confirmed.

#### **COMMITTEE REPORTS**

##### **BILL NO. 19-0316 REPORTED FAVORABLY AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Budget and Appropriations Committee, reported Bill No. 19-0316 favorably.

An Ordinance providing a Supplementary General Fund Operating Appropriation in the amount of \$5,217,659 to Baltimore City Information and Technology – Service 805 (Enterprise IT Delivery Services), to provide funding to support the Dispatch Console & Fire Station Alerting upgrade; 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. 18-0299 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. 18-0299 favorably.

An Ordinance changing the zoning for the property known as 2501-13 West Franklin Street (Block 2207, Lot 001), as outlined in green on the accompanying plat, from the C-2 Zoning District to the C-3 Zoning District, and changing the zoning for the properties known as 2515, and 2525 West Franklin Street (Block 2207, Lots 002 and 006), and 330 North Warwick Avenue (Block 2207, Lot 010), as outlined in blue on the accompanying plat, from the I-1 Zoning District to the C-3 Zoning District.

**Finding of Facts****City Council Bill No. 18-0299  
Rezoning – 2501-13, 2515, and 2525 West Franklin Street and  
330 North Warwick Avenue**

Upon finding as follows with regard to:

(1) Population changes;

The American Community Survey produced by the Census Bureau estimates that the population for the Census tract containing the Property has decreased since the 2010 census from 2,969 to 2,968 people in 2013.

(2) The availability of public facilities;

There are adequate public facilities to serve the Property. To the extent that additional utilities are required, the developer will install such facilities as part of the redevelopment of the site.

(3) Present and future transportation patterns:

The Property is located on the southwest corner of the intersection of W. Franklin Street and N. Warwick Avenue, approximately two blocks west of the West Baltimore MARC Station. Access to the Property is provided directly from W. Franklin Street and from N. Warwick Avenue. The proposed rezoning of the Property to permit the commercial redevelopment will not have a negative impact on the transportation patterns of the area surrounding the Property.

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

Per Section 10-205(a)(1) of the Zoning Code, the C-3 Zoning District is “intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments.” The existing buildings on the Property are too old and ill-suited to serve the needs of modern commercial users. The proposed development of the Property is in line with the intent of the C-3 Zoning District. It is also in synch with the vision for the area articulated in the West Baltimore MARC Station Area Master Plan, which calls for “large scale economic development” and a “transition from primarily industrial to more mixed-use character” for the area in which the property is located. West Baltimore MARC Station Area Master Plan, pp. 4 and 6.

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

For the above reason, the applicant requests the Baltimore City Planning Commission recommend the rezoning of the Property to C-3.

Agency reports:

- Planning Commission - In its consideration of Bill 18-0299, the Planning Commission reviewed the Department of Planning's staff report which recommended disapproval of City Council Bill #18-0299 and adopted the following resolution seven members being present (seven in favor):

RESOLVED, That the Planning Commission does not concur with the recommendation of its Department staff, adopted the finding of fact presented by the applicant, and therefore recommends that City Council Bill #18-0299 be passed by the City Council as introduced.

- The Board of Municipal and Zoning Appeals (BMZA) has reviewed the legislation and accompanying agency reports pertaining to CC Bill 18-0299. The Planning Department's staff report indicates potential conflict with the Design Manual if the proposed development of these properties were to move forward under their current zoning districts. BMZA questions the enforceability of a Design Manual, generally, as incorporated into municipal and state land use regulatory authority. For this reason and upon review of the required standards and findings necessary under local and state law BMZA concurs with the findings of the Planning Commission recommending approval of Bill 18-0299 on the condition that facts are presented to this council sufficient to meet the required standards and findings necessary under local and state law.
- The City Solicitor - If the required findings are made at the City Council hearing and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.
- Department of Transportation has no objection to Bill 18-0299.
- Department of Housing and Community Development has no objection to Bill 18-0299.
- Baltimore Development Corporation supports Bill 18-0299.
- The Parking Authority of Baltimore City does not oppose the passage of the bill.

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

The City's LiveEarnPlayLearn Master Plan specifically identifies the need to "promote active, well-defined places near transit stations so as to create amenities" for transit riders and the surrounding community. Comprehensive Master Plan, Appendices, p. 209. The current zoning on the Property does not allow for the type and intensity of development which is envisioned for this area both in the Comprehensive Master Plan as well as the West Baltimore MARC Station Area Master Plan.

The proposed rezoning of the Property to C-3 will allow for the redevelopment of the Property for commercial uses including a redesigned McDonald's restaurant and one or two additional retail establishments.

Moreover, the Zoning Code itself indicates that the C-3 Zoning District "is intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments." §10-205(a).

This type of zoning is appropriate for the Property as it is in close proximity to the West Baltimore MARC station and will accommodate the redevelopment of the Property with the new McDonald's restaurant and other retail uses.

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

The Property is located on the south side of W. Franklin Street in an area that was formerly industrial, but beginning to be converted to more mixed-use in character. There is an existing fuel service station the east of the Property on the other side of N. Warwick Street which is zoned TOD-2. To the north of the Property across W. Franklin Street is the Rosemont neighborhood, which predominately consists of R-7 zoning. There are several commercial retail uses to the east and west of the Property on W. Franklin Street (Crazy Down Home Chicken and Seafood, CVS, 7-Eleven, Price Busters Discount Furniture). In addition, 300 North Warwick, which is located directly to the south of the Property, is currently being redeveloped from a warehouse to an 80-unit mixed income apartment building. Lastly, the American Ice Co. building located at 2100 W. Franklin Street was recently awarded the Heritage Structure Rehabilitation Tax Credit by the Maryland Historic Trust to redevelop the dilapidated property. The redevelopment plans include converting the building to a mixed-use space with an art gallery, restaurant and event space.

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



The Property is surrounded by a mix of industrial, commercial, residential and mixed-use zoning. Directly to the south and west of the property lies a large swath of I-1 zoning. The residential neighborhood across W. Franklin Street from the Property is zoned R-7. Directly to the east of the Property is TOD-2 zoning. In addition, there are several C-2 zoned properties along W. Franklin Street. The proposed C-3 zoning is consistent with the blend of zoning in the area and it permits the type of development envisioned in both the City's Comprehensive Master Plan as well as the West Baltimore MARC Station Area Master Plan.

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

The Property is currently zoned C-2 and I-1. The C-2 zoning is intended for areas of small to medium scale commercial use, typically along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles." The I-1 zoning "is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses." The Property is along a stretch of W. Franklin Street which is proposed to "transition from primarily industrial to more mixed-use character." West Baltimore MARC Station Master Plan, p.6. The area and the Property are unable to make this transition under the current zoning.

- (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;

The Property was placed in its present zoning classification when Transform Baltimore became effective on June 5, 2017. The general trend of development in the vicinity has been with residential, commercial and mixed-use development. 300 North Warwick Avenue, directly to the south of the Property is currently being redeveloped from a warehouse to a \$22 million mixed income apartment building with 80 units. In addition, the American Ice Co. building located at 2100 W. Franklin Street was recently awarded an historic tax credit to redevelop the existing building on the property to a mixed-use space with an art gallery, restaurant and event space.

- (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 rezoning of the property as C-2 and I-1 in that the City Council did not consider the trend in development along this portion of W. Franklin Street towards large scale retail and shopping center development and away from smaller scale retail development and industrial uses which are no longer consistent with the area. This mistake should be corrected by rezoning the Property to C-3.

**SOURCE OF FINDINGS** (Check all that apply):

[X] Planning Report - Dated November 30, 2018

[X] Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Mr. Tyrell Dixon, Department of Housing and Community Development
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Michael Castagnola, Department of Transportation
- Ms. Elena DiPietro, Department of Law
- Mr. Taylor LaFave, Parking Authority of Baltimore City
- Mr. David Garza, Baltimore Development Corporation
- Ms. Caroline Hecker, Esquire, Representative for the Applicant

Written:

- Baltimore City Planning Commission Report – Dated 11/30/18
- The findings listed above have been transferred from the Memorandum from Ms. Caroline L. Hecker and Adam Baker of Rosenberg, Martin, Greenberg to the Baltimore City Planning Commission - Dated 11/29/2018
- Department of Transportation, Agency Report – Dated: 01/4/19
- Board of Municipal Zoning Appeals, Agency Report – Dated: 1/22/2019
- Law Department, Agency Report – Dated: 1/17/19
- Parking Authority of Baltimore City, Agency Report – Dated: 11/27/2018
- Department of Housing and Community Development, Agency Report – Dated: 1/22/2019
- Baltimore Development Corporation, Agency Report – Dated: 1/18/19

**Land Use and Transportation Committee:**

Edward Reisinger

Chair

Robert Stokes  
Member

Sharon Middleton  
Member

Eric Costello  
Member

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 18-0300 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. 18-0300 favorably.

An Ordinance changing the zoning for the property known as 1600 West 41<sup>st</sup> Street (Block 3575C, Lot 198A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District, and for the property known as Block 3575C, Lot 374, as outlined in blue on the accompanying plat, from the R-6 Zoning District to the I-MU Zoning District.

**Finding of Facts**

**City Council Bill No. 18-0300  
Rezoning – 1600 West 41<sup>st</sup> Street and Block 3575C, Lot 374**

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, Section §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** The proposed rezoning would support the Plan's goal of retaining and attracting businesses in growth sectors by expanding the Industrial Mixed-Use zoning district created expressly for that purpose.
2. **The needs of Baltimore City:** Addition of these two properties and its existing readily adaptable commercial-industrial building to a zoning district which allows a

wider variety of commercial and industrial uses in turn encourages a wider variety of employers to locate there, resulting in job retention and creation that can directly benefit Baltimore residents.

3. **The needs of the particular neighborhood:** This site is not in a residential neighborhood, but rather is part of a large but narrow stream valley commercial-industrial area reaching from the northern City limit southward to North Avenue. Treating the Jones Falls valley floor as a neighborhood, this rezoning would strengthen it by expanding opportunities for new and adaptive reuse of older commercial and industrial structures in it.

Upon finding as follows with regard to:

- (1) Population changes;

There are no significant changes which have occurred since adoption of the current zoning map or Zoning code.

- (2) The availability of public facilities;

Public facilities are and are expected to remain adequate for current and future uses of the subject property.

- (3) Present and future transportation patterns:

No changes are expected in transportation patterns in the immediate vicinity of the subject property.

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

The rezoning would reinforce redevelopment trends in the Jones Falls Valley that have continued for several decades.

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

For the above reasons, the Planning Department is recommending approval of the rezoning request to the Planning Commission. The BMZA will comment separately on this bill.

Agency reports are as follows:

- The Planning Commission – In its consideration of this bill, the Planning Commission reviewed the attached staff report which recommended approval of

City Council Bill #18-0300 and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendations of its Departmental staff, and recommends that City council Bill 18-0300 be passed by the City Council.

- Board of Municipal Zoning Appeals (BMZA) — BMZA has reviewed the legislation and recommends approval of Bill 18-0300.
- Law Department - Assuming the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.
- Department of Transportation - W 41<sup>st</sup> has an existing buffered bike lane between Buena Vista Avenue and Druid Park Drive as is identified in the 2015 Bike master Plan as a Main Route (bike lane, buffered bike lane, cycle track). Future development will impact the Department of Transportation when/if signals, signs, markings, et cetera are added and/or traffic flow conversion may be needed. Additional resources will be needed to maintain new or altered transportation infrastructure in response to development facilitated by the zoning change. This bill would establish consistency in the zoning for the small low area east of I-83 and north of 41<sup>st</sup> Street. Any increase in transportation trips generated due to the zoning change is not expected to be significant. The Department of Transportation has no objection to City Council Bill 18-0300.
- The Department of Housing and Community Development (DHCD) – If enacted, this bill will correct a mistake in the existing zoning classification not the subject property and change the zoning to I-MU. Doing so will allow for more commercial uses and incentive adaptive re-use of the existing structures. DHCD supports the passage of City Council Bill 18-0300.
- Parking Authority of Baltimore City – The legislation does not explicitly address parking. This site is not located where the Parking Authority administers any on-street parking programs. As building plans and uses for the property become more defined, the Parking Authority will be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed and negative effects to parking because of development on this site are mitigated. Based on the above comments, the PABC does not oppose the passage of City Council Bill 18-0300.
- Baltimore Development Corporation (BDC) – If passed, this Bill will assist with the reuse of a large vacant parcel and development of office space and other

compatible commercial uses. The resulting development will also complement the adaptive reuse development at Union Collective, and serve as a transition between other industrial uses in the area and the adjacent residential neighborhood. BDC respectfully requests that favorable consideration is given to City council bill No. 18-0300.

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

The proposed amendment will support the Plan goal of retaining and attracting businesses in all growth sectors by expanding the industrial mixed-use district in which a wider variety of businesses than allowed under the current I-2 zoning can locate.

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

Industrial mixed use (combinations of light industrial and commercial use) predominate in the Jones Falls valley floor area nearest this site.

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

To the south of this site lies 1700 West 41<sup>st</sup> Street, recently rezoned I-MU. To the west of this site is a medium-size industrial property zoned I-1. To the north and east of this site and overlooking it is the Medfield community, zoned R-6.

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

The site is functionally obsolete in relation to many modern heavy industrial uses; access to it for purposes of delivery of raw materials or export of products requires passage of heavy motor vehicles through residential areas; and it is not served by rail or high-speed interstate roads needed for transportation of finished products.

- (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;

While there has not yet been a change in use of this site in the past 17 months, successful re-use of an adjoining property that was rezoned to I-MU has demonstrated viability of the proposed action in relation to this site.

- (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;

Per §5-508(1) of Article 32 – Zoning, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. It is the determination of Planning staff that a mistake was made in classifying this site I-2 and R-6, and that rezoning it to I-MU would be appropriate as a way to encourage and facilitate productive reuse and employment potential.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report - The findings listed above have been transferred from the Department of Planning's report dated November 29, 2018
- Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Mr. Tyrell Dixon, Department of Housing and Community Development
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Michael Castagnola, Department of Transportation
- Ms. Elena DiPietro, Department of Law
- Ms. Laura Bianca Pruitt, Parking Authority of Baltimore City
- Mr. David Garza, Baltimore Development Corporation
- Ms. Caroline Hecker, Esquire, Representative for the Applicant

Written:

- Planning Commission, Agency Report – Dated: 11/30/2018
- Department of Planning Staff Report – Dated: 11/29/2018
- Department of Transportation, Agency Report – Dated: 01/4/19
- Board of Municipal Zoning Appeals, Agency Report – Dated: 1/22/2019
- Law Department, Agency Report – Dated: 1/17/19

- Parking Authority of Baltimore City, Agency Report – Dated: 12/3/2018
- Department of Housing and Community Development, Agency Report – Dated: 1/18/2019
- Baltimore Development Corporation, Agency Report – Dated: 11/15/19

**Land Use and Transportation Committee:**

Edward Reisinger

Chair

Robert Stokes

Member

Sharon Middleton

Member

Eric Costello

Member

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 18-0301 REPORTED FAVORABLY, WITH AMENDMENTS,  
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. 18-0301 favorably, with amendments.

An Ordinance changing the zoning for the property known as 6435 Pulaski Highway (Block 6242E, Lot 050), as outlined in blue on the accompanying plat, from the I-2 Zoning District to the C-4 Zoning District.

**Finding of Facts**

**City Council Bill No. 18-0301  
Rezoning – 6435 Pulaski Highway**



The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (cf. Md. LAND USE Code Ann. 2012, Section §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** Prior to the comprehensive rezoning of the City in 2017, this area was zoned M-2-1 for industrial use. The zoning for this area was therefore designated I-2 industrial, which was the closest zoning category under the current zoning code. As a general policy, we are concerned about intrusion from commercial and residential uses into our industrial areas, especially a large cohesive area as this one. Staff believes that a limited application of C-4 to these small properties will continue the commercial use of these properties, and will not create any negative impacts on the greater industrial area.
2. **The needs of Baltimore City:** Supporting redevelopment of a vacant parcel as well as the existing businesses on these properties will lead to a stronger commercial corridor, and will not negatively impact any surrounding properties.
3. **The needs of the particular neighborhood:** The integrity of the industrial area will not be harmed with the proposed rezoning and our proposed amendment. The designation of these properties will recognize the existing commercial uses of these properties, and will provide zoning that is compatible with the greater industrial zone.

Upon finding as follows with regard to:

- (1) Population changes;

There have been no significant changes in population in the immediate area, though the U.S. Route 40/Pulaski Highway corridor is appropriate for highway-oriented commercial uses, and the proposed change will support drive-through facilities that intend to capitalize on that high daily volume of vehicle traffic.

- (2) The availability of public facilities;

This site is well served by existing utilities and facilities along the Pulaski Highway corridor, which will not be affected by this proposed rezoning.

- (3) Present and future transportation patterns:

These properties are located on U.S. Route 40/Pulaski Highway, which is sufficient to support any level of development on this site, as well as to provide for adequate emergency services and police protections.

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

The proposed rezoning to C-4 recognizes the existing development pattern of these small properties, and will be compatible with the larger I-2 industrial area. These properties range in size from about a quarter acre, to nearly one acre in size, which is not large enough to support most heavy industrial uses.

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

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

Agency reports are as follows:

- The Planning Commission – In its consideration of this bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #18-0301 and adopted the following resolution, seven members being present (seven in favor):

The Planning Commission – In its consideration of this bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #18-0301 and adopted the following resolution, seven members being present (seven in favor):

- That the properties at 6425 Pulaski Highway, 6501 Pulaski Highway, and 840 North Point Road are included in the proposed rezoning from the I-2 Zoning District to the C-4 Zoning District.
- Board of Municipal Zoning Appeals (BMZA) -- BMZA has reviewed the legislation and recommends approval of Bill 18-0301.
- Law Department - Assuming the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.
- Department of Transportation - The Department of Transportation has no objection to City Council Bill 18-0301.
- The Department of Housing and Community Development (DHCD) – DHCD does not object to the passage of City Council Bill 18-0301.

- Parking Authority of Baltimore City – The legislation does not explicitly address parking. This site is not located where the Parking Authority administers any on-street parking programs. As building plans and uses for the property become more defined, the Parking Authority will be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed and negative effects to parking because of development on this site are mitigated. Based on the above comments, the PABC does not oppose the passage of City Council Bill 18-0301.

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

This rezoning is compatible with the general policy of supporting industrial areas, and preventing intrusion by commercial and residential uses.

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

The existing uses of the properties are for commercial uses along the Pulaski Highway corridor, with heavier industrial uses on the larger properties surrounding these sites. The only anomaly is the existing motel use at 6401 Pulaski Highway, which is an existing nonconforming use.

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

This site is set in the center of a large I-2 industrial zone in the center of the Pulaski Industrial Area.

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

The prior use of the property was for a retail goods establishment use, with a gas station. The adjacent properties proposed for inclusion are a liquor store (Pulaski Liquor Emporium) to the west, an auto repair service center (Fastenal) to the east, and Frankford Towing to the rear. All of these are heavy commercial uses that are compatible with the surrounding industrial area, and benefit from being located on Pulaski Highway, away from less intense uses and zones. Under the C-4 designation, the liquor store is no longer a nonconforming use, and the auto repair business and towing business go from a condition use to being permitted by right.

- (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;

There have not been any recent developments in this portion of the Rt 40 corridor that would affect the proposed rezoning.

(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;

Per Section §5-508(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. Staff believes that this rezoning could be classified as a mistake as these relatively small parcels, are not suitable for most heavy industrial uses, and that the existing development on these parcels more closely matches the proposed C-4 district. For those reasons, staff is recommending amendment to include three additional parcels, and approval as amended.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report - The findings listed above have been transferred from the Department of Planning's report dated November 29, 2018
- Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Mr. Tyrell Dixon, Department of Housing and Community Development
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Michael Castagnola, Department of Transportation
- Ms. Hilary Ruley, Department of Law
- Ms. Laura Bianca Pruitt, Parking Authority of Baltimore City
- Mr. David Garza, Baltimore Development Corporation
- Ms. Caroline Hecker, Esquire, Representative for the Applicant

Written:

- Planning Commission, Agency Report – Dated: 11/30/2018

- Department of Planning Staff Report – Dated: 11/29/2018
- Department of Transportation, Agency Report – Dated: 01/4/19
- Board of Municipal Zoning Appeals, Agency Report – Dated: 1/22/2019
- Law Department, Agency Report – Dated: 12/19/18
- Parking Authority of Baltimore City, Agency Report – Dated: 12/3/2018
- Department of Housing and Community Development, Agency Report – Dated: 1/18/2019
- Baltimore Development Corporation, Agency Report – Dated: 11/28/18

**Land Use and Transportation Committee:**

Edward Reisinger  
Chair

Robert Stokes  
Member

Sharon Middleton  
Member

Eric Costello  
Member

Findings of Fact adopted.

Committee Amendments to City Council Bill No. 18-0301

**Amendment No. 1**

On page 1, in line 2, before “6435”, insert “6425,”; in the same line, after “6435”, insert “, and 6501”; and, in the same line, after “**Highway**”, insert “and 840 North Point Road”.

**Amendment No. 2**

On page 1, in lines 3 and 14, in each instance, strike “property” and substitute “properties”.

**Amendment No. 3**

On page 1, in lines 3 and 4, and in line 14, in each instance, strike “6435 Pulaski Highway (Block 6242E, Lot 050)” and substitute “6425 Pulaski Highway (Block 6242E, Lot 044), 6435 Pulaski Highway (Block 6242E, Lot 050), 6501 Pulaski Highway (Block 6235, Lot 013), and 840 North Point Road (Block 6242E, Lot 051)”.

The amendments were read and adopted

Favorable report, as amended, adopted.

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

**BILL NO. 18-0297 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Taxation, Finance and Economic Development Committee, reported Bill No. 18-0297 favorably, with amendments.

An Ordinance extending the existing prevailing wage requirement to projects receiving funds from tax increment financing in excess of a certain amount; and clarifying and conforming related provisions.

Committee Amendments to City Council Bill No. 18-0297

**Amendment No. 1**

On page 1, in line 4, after the semicolon, strike “and”; on that same page, in line 5, after “provisions”, insert “; and providing for a special effective date”; and, on page 2, in lines 35 and 36, strike “the 30<sup>th</sup> day after”.

**Amendment No. 2**

On page 1, after line 5, insert:

“BY authority of  
State Finance and Procurement Article  
Section 17-202(d)  
Annotated Code of Maryland  
(As added by Chapter 817, 2018 Acts of Maryland)”.

**Amendment No. 3**

On page 2, in line 25, after “PROJECT”, insert “APPROVED BY THE MAYOR AND CITY COUNCIL ON OR AFTER JANUARY 1, 2019”.

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. 18-0309 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Taxation, Finance and Economic Development Committee, reported Bill No. 18-0309 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 732 West Lexington Street (Block 0586, Lot 002) and no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

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

**THIRD READING**

The President laid before the City Council:

**BILL NO. 18-0281** - An Ordinance condemning and closing a portion of South Washington Street, extending from Aliceanna Street southerly 90 feet to the southernmost extremity of it, as shown on Plat 344-A-60A in the Office of the Department of Transportation; and providing for a special effective date.

It was read the third time.

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

Yeas - President and Councilmembers Cohen, 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. 18-0282** - An Ordinance condemning and opening a 10-foot alley bounded by North Howard Street, West 24<sup>th</sup> Street, Mace Street, and West 23<sup>rd</sup> Street, as shown on Plat 105-B-50 in the Office of the Department of Transportation; and providing for a special effective date.

It was read the third time.

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

Yeas - President and Councilmembers Cohen, 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. 18-0283** - An Ordinance condemning and closing a 10-foot alley bounded by North Howard Street, West 24<sup>th</sup> Street, Mace Street, and West 23<sup>rd</sup> Street, as shown on Plat 105-B-50A in the Office of the Department of Transportation; and providing for a special effective date.

It was read the third time.

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

Yeas - President and Councilmembers Cohen, 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. 18-0290** - An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential care facility on the properties known as 1208, 1210-1222, and 1224-1226 East Baltimore Street, as outlined in red on the accompanying plat; and granting variances from certain bulk and yard regulations for rear yard and building height and from certain off-street parking regulations.

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, February 4, 2019, at 5:00 p.m.



Consent Calendar

- CR 2098** President Young, All Members  
A City Council RESOLUTION congratulating Ricardo D. Valentine on 32 years of service to the City of Baltimore.
- CR 2099** President Young, All Members  
A City Council RESOLUTION to the Family of Jacqueline Sherlita Garner, September 5, 1956 – January 8, 2019.
- CR 2100** President Young, All Members  
A City Council RESOLUTION congratulating Sylvia Lane Gibson on your 75<sup>th</sup> Birthday Celebration, may it be filled with the warmth of God’s love and the sweet companionship of Family and Friends, Happy Birthday.
- CR 2101** President Young, All Members  
A City Council RESOLUTION congratulating Renee Taylor on your retirement after 39 years of dedicated service to the City of Baltimore.
- CR 2102** President Young, All Members  
A City Council RESOLUTION congratulating Murvyn Cannady on your retirement after 33 years of dedicated service to the City of Baltimore.
- CR 2103** President Young, All Members  
A City Council RESOLUTION congratulating Robert Kennedy on your retirement after 16 years of dedicated service to the City of Baltimore.
- CR 2104** President Young, All Members  
A City Council RESOLUTION congratulating Stephen Jones on your retirement after 30 years of dedicated service to the City of Baltimore.
- CR 2105** President Young, All Members  
A City Council RESOLUTION congratulating Forest Hinton on your retirement after 32 years of dedicated service to the City of Baltimore.
- CR 2106** President Young, All Members  
A City Council RESOLUTION congratulating Detail Kings West on the Grand Opening of your Hand Car Wash Business, wishing you much success in your endeavors.
- CR 2107** Clarke  
A City Council RESOLUTION to the Family of Morris Bernard, December 2, 1956 – January 15, 2019.
- CR 2108** Middleton  
A City Council RESOLUTION congratulating Brooks Nobel, Patty Parsley, Beth Ratrie, Debbie Swartz, and Frank Thomsen (Posthumous) on receiving the Wyndhusrt Improvement Association’s Good Neighbor Award.

- CR 2109 Burnett**  
A City Council RESOLUTION congratulating Tyrone Anthony Rice, Sr. on your 80<sup>th</sup> Birthday and to thank you for your several decades of service to the Howard Park Community.
- CR 2110 President Young, All Members**  
A City Council RESOLUTION on the death of Towanda T. Jenkins, October 3, 1968 – December 28, 2018.
- CR 2111 Pinkett**  
A City Council RESOLUTION on the death of Dawn Karen Muhl, June 13, 1956 – January 12, 2019.
- CR 2112 Pinkett**  
A City Council RESOLUTION on the death of Maurice Clarence Jackson, May 11, 1944 – January 12, 2019.
- CR 2113 Henry**  
A City Council RESOLUTION on the death of Darrell Maurice Witherspoon, April 18, 1964 – January 14, 2019.
- CR 2114 President Young, All Members**  
A City Council RESOLUTION to the Family of Reginald A. Epps, March 8, 1958 – January 15, 2019.
- CR 2115 President Young, All Members**  
A City Council RESOLUTION congratulating Donna Egner on retiring after 30 years of outstanding service to the City of Baltimore Department of Public Works, thank you for your years of service.
- CR 2116 President Young, All Members**  
A City Council RESOLUTION to the Family of Helen Odessa Culbreth, December 26, 1932 – January 10, 2019.
- CR 2117 President Young, All Members**  
A City Council RESOLUTION to the Family of Dorothy “Dot” Mae Green, May 6, 1926 – January 17, 2019.
- CR 2118 President Young, All Members**  
A City Council RESOLUTION congratulating Robert Murrow on your years of dedicated service to the citizens of Baltimore in the Department of Public Works-Bureau of Solid Waste.
- CR 2119 President Young, All Members**  
A City Council RESOLUTION congratulating Antoinette Fowler-Thompson on your retirement on January 30, 2019 after 19 years of dedicated service to the City of Baltimore.
- CR 2120 President Young, All Members**  
A City Council RESOLUTION congratulating Christine Grainger on your retirement on January 30, 2019 after 28 years of dedicated service to the City of Baltimore.

- CR 2121** President Young, All Members  
A City Council RESOLUTION congratulating Pastor Victoria L. Burson on your 5<sup>th</sup> Pastoral Anniversary and to honor you as you celebrate your 56<sup>th</sup> Birthday.
- CR 2122** President Young, All Members  
A City Council RESOLUTION congratulating Springwell Senior Living on the Ribbon Cutting and Grand Opening Ceremony of the Homestead.
- CR 2123** President Young, All Members  
A City Council RESOLUTION to the Family of Nadine Elizabeth Brown-Pulliam, October 3, 1952 – January 11, 2019.
- CR 2124** President Young, All Members  
A City Council RESOLUTION congratulating Baltimore Alumnae Chapter, Delta Sigma Theta Sorority, Inc. on your 106<sup>th</sup> Founders Day Celebration and their service to the Baltimore City Community.
- CR 2125** President Young, All Members  
A City Council RESOLUTION to the Family of Charlie E. Bryson, August 14, 1932 – January 15, 2019.
- CR 2126** President Young, All Members  
A City Council RESOLUTION to the Family of Ellen Pulley, February 8, 1933 – January 17, 2019.
- CR 2127** Bullock  
A City Council RESOLUTION congratulating Bon Secours Baltimore Hospital on 100 years of service to your neighborhood and the greater Baltimore community, may you continue your mission of faith and service for many years to come.
- CR 2128** President Young, All Members  
A City Council RESOLUTION congratulating Velma Moulden on your retirement on December 31, 2018 from St. Joseph Medical Center after 16 years of dedicated service, may you have success in all future endeavors.
- CR 2129** President Young, All Members  
A City Council RESOLUTION congratulating Ella M. Scovens on your 79<sup>th</sup> Birthday Celebration and the blessing of reaching threescore and nineteen, may your special day be filled with the love and support of family and friends.
- CR 2130** President Young, All Members  
A City Council RESOLUTION to the Family of Caruthers Gant III, April 1, 1953 – January 17, 2019.
- CR 2131** Pinkett  
A City Council RESOLUTION to the Family of Beverly Evette Evans Johnson, July 14, 1956 – January 20, 2019.
- CR 2132** President Young, All Members  
A City Council RESOLUTION to the Family of Dr. Irvin L. Hall, February 26, 1953 – January 24, 2019.