

TWELFTH DAY

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SECOND COUNCILMANIC YEAR - SESSION OF 2020-2024

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

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June 21, 2022

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Reverend Donna Sweeting, Saint James episcopal Church, 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: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Ramos. Councilman Glover was absent (excused).

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**JOURNAL APPROVED**

The Journal of June 13, 2022 was read and approved.

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**COMMUNICATIONS FROM THE MAYOR**

**APPROVED BY THE MAYOR**

**OFFICE OF THE MAYOR**

June 13, 2022

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

Dear Honorable President Mosby and Members of the City Council:

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

**21-0102 - Building Permits - Disposal Plan Requirement (The John F. Chalmers Sr. Act)**

For the purpose of requiring certain holders of permits issued by the Department of Housing and Community Development to submit a disposal plan with the permit application; requiring permit holders to submit proof of disposal to the Department within a certain period of time after the permit work has concluded; establishing a certain citation amount; and generally relating to requiring permit holders dispose of waste and refuse in a proper and legal manner.

**21-0166 - Rezoning - Block 3635, Lot 055**

For the purpose of changing the zoning for the property known as Block 3635, Lot 055, as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-1 Zoning District.

**21-0171 - Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 811 Chauncey Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements.

**22-0190 - Repeal of Ordinances 08-94, 08-95, and 08-96 - Westport Waterfront Development District, Westport Special Taxing District, and State Obligations Pledge**

For the purpose of repealing Ordinance 08-94, which created the Westport Waterfront Development District; repealing Ordinance 08-95, which created the Westport Waterfront Special taxing District; repealing Ordinance 08-96, which authorized the pledge by the City of Tax Increment Revenues and Special Tax Revenues for the purpose of financing infrastructure improvements; and providing for a special effective date.

In Service,

Brandon M. Scott  
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. 22-0248** - By City Council President (The Administration), Councilmember McCray, Bullock, Middleton

An Ordinance creating a Baltimore City Police Department as an agency and instrumentality of the City of Baltimore; 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 Rules and Legislative Oversight Committee.

**Bill No. 22-0249** - By Councilmember Burnett, Bullock, Middleton, Dorsey, Ramos, Porter, Cohen, Torrence, Stokes

An Ordinance simplifying the manner by which the City revises its prevailing wage for construction contracts and providing for a rate review procedure after the initial rate establishment.

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

**CONSENT CALENDAR**

CEREMONIAL RESOLUTIONS NO. 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, AND 853 ADOPTED UNDER RULE 3-9.

The resolutions were read.

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

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

Nays - 0.

Absent - 1.

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

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

**COMMITTEE REPORTS****BILL NO. 21-0156 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 21-0156 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 1207 and 1209 E. 43rd Street (Block 5208 Lots 004 and 005) and 1204 Springfield Avenue (Block 5208, Lot 012) as outlined in green on the accompanying plat; and providing for a special effective date.

Committee Amendments to City Council Bill No. 21-0156

**Amendment No. 1**

On page 1, in lines 7 and 16, in each instance strike “green” and substitute “red”.

**Amendment No. 2**

On page 1, in line 18, strike “condition” and substitute “conditions that the parking area is constructed, landscaped, operated, and maintained in accordance with the plan dated March 15, 2022, approved by the Site Plan Review Committee and titled “League for People/Satellite Parking Lot”, which is attached hereto and made part of this authorization, and”.

The amendments were read and adopted.

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

**Committee on Economic and Community Development**

**Findings of Fact**

City Council Bill No. 21-0156

Motion of the Chair of the Committee on Economic and Community Development, after a Public Hearing at Which Agency Reports and Public Testimony Were Considered, and Pursuant to Article 32, Section 5-406 of the Baltimore City Code, the City Council Adopts These Findings of Fact Concerning a Conditional Use For:

**Zoning - Conditional Use Parking Lot - 1207 and 1209 E. 43rd Street and 1204 Springfield 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:**

Establishment, location, maintenance and operation of these two sites, which would be made from the three properties identified in City Council Bill 21-0156, as open off-street parking lots would not be detrimental to or endanger public health, safety, or welfare, provided that they are constructed and maintained in accordance with the site plan to be attached to this legislation.

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

There is no Urban Renewal Plan or other law that would preclude the proposed use.

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

The proposed authorization would not be contrary to the public interest, in that it would assist improvement of access by persons with disabilities to supportive services, while also reducing demand for on-street parking spaces in the nearby residential community.

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

The authorization, if amended as recommended by the Planning Commission, would be in harmony with the purpose and intent of the Zoning Code.

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

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

The site, including its size and shape, is adequate for the proposed use as an off-street parking area.

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

There would be no negative impact on traffic patterns, and adequacy of off-street parking and loading for the primary League for People with Disabilities facility at 1111 East Cold Spring Lane would actually be improved.

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

The proposed use would not impair present or future development of these lots or the surrounding area.

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

There would be no negative impact resulting from proximity of dwellings, churches, schools, public structures, and other places of public gathering.

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

There would continue to be adequate accessibility of the properties for emergency vehicles.

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

There would continue to be adequate accessibility of light and air to the properties and to other 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, access roads, drainage, and other necessary facilities have been or will continue to be provided.

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

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

- (9) the character of the neighborhood;

The proposed use would not alter the predominantly residential character of the neighborhood.

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

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

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

The proposed use is not inconsistent with the provisions of applicable Urban Renewal Plans, as there are none applicable to these sites.

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

The proposed use meets all applicable standards and requirements of the Zoning Code upon granting of amended variance.

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

The proposed use meets all applicable standards and requirements of the Zoning Code.

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

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

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated May 20, 2022, which included the Department of Planning Staff Report, dated May 19, 2022.

Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Stephanie Murdock, Department of Housing and Community Development
- Arco Sen, Parking Authority of Baltimore City
- The Honorable Regina T. Boyce, Maryland General Assembly, District 43
- Dave Greenberg, President and CEO of the League for People with Disabilities

Written:

- Planning Commission, Agency Report – Dated May 20, 2021, which included the Department of Planning Staff Report – Dated May 19, 2022,
- Department of Transportation, Agency Report – Dated January 10, 2022
- Board of Municipal and Zoning Appeals, Agency Report – September 23, 2021
- Law Department, Agency Report – Dated March 9, 2022
- Department of Housing and Community Development, Agency Report – Dated June 14, 2022
- Baltimore Development Corporation, Agency Report – Dated June 8, 2022
- Parking Authority, Agency Report – Dated October 7, 2021
- Maryland General Assembly 43rd District Delegation – Dated August 13, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

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



Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 22-0207 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 22-0207 favorably, with amendments.

An Ordinance defining the term “vacant building notice”; creating and amending certain penalties for failing to abate a vacant building notice; and generally related to the issuance and enforcement of vacant building notices.

Committee Amendments to City Council Bill No. 22-0207

**Amendment No. 1**

On page 1, in line 3, strike beginning with “defining” through and including “and”; and, on that same page, strike lines 6 through 10, in their entirety; and, on that page, strike lines 18 through 23, in their entirety; and, on page two, strike lines 1 through 16, in their entirety.

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. 22-0105R REPORTED FAVORABLY  
AND ADOPTED**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 22-0105R favorably.

**Approval for the Exchange of a Class B-D-7 License  
to a Class A-7 License for Use at 1238 Greenmount Avenue, 21202**

FOR the purpose of providing the required approval under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1) to allow the license holder holding a valid Class B-D-7 Beer, Wine, and Liquor License issued for use at 1238 Greenmount Avenue, Baltimore, Maryland 21202 to apply to

the Board of Liquor License Commissioners for Baltimore City to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

### Recitals

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

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

The license holder wishes to apply to the Board to exchange the Class B-D-7 License issued for use at 1238 Greenmount Avenue, Baltimore, Maryland 21202. Accordingly, representatives of the license holder have applied to the Baltimore City Council for approval of the exchange.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, That the City Council authorizes, by and through this resolution, that the current holder of a Class B-D-7 Beer, Wine, and Liquor License located at 1238 Greenmount Avenue, Baltimore, Maryland 21202, may apply to the Board of Liquor License Commissioners for Baltimore City (the “Board”) to exchange its Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License and may be afforded all the privileges and responsibilities of that license class and type under the Alcoholic Beverages Article for the State of Maryland.

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

Favorable report adopted.

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

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

Nays - 0.

Absent - 1.

The President declared the Resolution adopted.

**BILL NO. 21-0050 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety and Government Operations Committee, reported Bill No. 21-0050 favorably.

An Ordinance revising the fees assessed to alarm system users for repeated false alarms; altering the number of false alarms within year that will result in the placement of the premises into a no-response status; requiring that alarm system monitors make certain additional attempts to verify the need for a police response; making certain stylistic changes; 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. 22-0197** - An Ordinance modifying the hours of applicable parking restrictions for Residential Parking Plan Area 31 (Townes at the Terraces); reducing the non-permit parking time threshold; establishing an exception to the applicable permit limit; and correcting and conforming related provisions.

It was read the third time.

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

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

Nays - 0.

Absent - 1.

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

**BILL NO. 22-0202** - An Ordinance amending the boundaries of the Fells Point Area Residential Parking Permit Program; revising area parking restrictions; creating new program eligibility standards, and generally relating to the Fells Point Area Residential Permit Parking Program.

It was read the third time.

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

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

Nays - 0.

Absent - 1.

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

**BILL NO. 22-0240** - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

It was read the third time.

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

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

Nays - 0.

Absent - 1.

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

**BILL NO. 22-0239** - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 2001 Park Avenue (Block 3448; Lot 030) and is no longer needed for public use; and providing for a special effective date.

It was read the third time.

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

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

Nays - 0.

Absent - 1.

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

**CLEARING OF THE BILL STATUS REPORT - CITY COUNCIL RULE 10-12**

Under City Council Rule 10-12, President Mosby announced that the following bills will be removed from consideration before the Council, unless the sponsor notifies the Council's Executive Secretary.

*City Council Bills No. 21-0035, 21-0043, 21-0068, 21-0069,  
21-0110, 21-0158, 21-0172, 21-0174, 21-0175*

*Resolutions: 21-0004R, 21-0005R, 21-0027R, 21-0035R,  
21-0055R, 21-0080R*

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3  
WITH REGARD TO BILL NO. 22-0244**

Councilmember Middleton made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 22-0244.

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

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3  
WITH REGARD TO BILL NO. 22-0234**

Councilmember Schleifer made a motion, duly seconded, to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 22-0234.

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

**ADJOURNMENT**

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, July 11, 2022, at 5:00 p.m.

Consent Calendar

**CR 833          President Mosby, All Members**

**A Baltimore City Resolution congratulating I Am Mentality on your sixth Anniversary of providing mentoring for youth males in Baltimore City to advance leadership development.**

**CR 834          President Mosby, All Members**

**A Baltimore City Resolution on the death of Melisa Onis Wright-Ellison, March 17, 1958 - May 31, 2022.**

**CR 835          President Mosby, All Members**

**A Baltimore City Resolution on the death of Mrs. Roberta Booth-Gregory, November 27, 1938 - May 19, 2022.**

**CR 836          President Mosby, All Members**

**A Baltimore City Resolution on the death of Sallie E. Chatman, April 28, 1932 - May 26, 2022.**

**CR 837          President Mosby, All Members**

**A Baltimore City Resolution congratulating Shirley and William White on the celebration of your 66th Wedding Anniversary.**

**CR 838          President Mosby, All Members**

**A Baltimore City Resolution congratulating William R. White on your 90th Birthday.**

**CR 839          President Mosby, All Members**

**A Baltimore City Resolution on the death of John L. Crew, Jr., July 20, 1965 - May 29, 2022.**

**CR 840          President Mosby, All Members**

**A Baltimore City Resolution on the death of George E. Mason, Sr., February 18, 1946 - November 3, 2021.**

**CR 841          President Mosby, All Members**

**A Baltimore City Resolution on the death of Eric Wayne Spencer, June 29, 1974 - June 8, 2022.**

**CR 842          President Mosby, All Members**

**A Baltimore City Resolution on the death of Herbert Francis Lugay, November 3, 1950 - June 6, 2022.**

**CR 843          President Mosby, All Members**

**A Baltimore City Resolution congratulating Stephen Janes on 35 years of service with the City of Baltimore.**

**CR 844          President Mosby, All Members**

**A Baltimore City Resolution on the death of Thomas Oswald, April 14, 1997 - May 28, 2022.**

**CR 845          President Mosby, All Members**

**A Baltimore City Resolution congratulating Thomas Henerson on 30 years of service with the City of Baltimore.**

**CR 846          President Mosby, All Members**

**A Baltimore City Resolution congratulating Charles Lee on your outstanding community service.**

**CR 847          President Mosby, All Members**

**A Baltimore City Resolution congratulating Major Milton L. Corbett on almost 40 years of service with the Baltimore Police Department and led the Baltimore Police Department Special Services Unit, he retired June 2, 2022.**

**CR 848          President Mosby, All Members**

**A Baltimore City Resolution to the Family of Rosa Lee "Aunt Tut" Robinson, June 20, 1934 - June 5, 2022.**

**CR 849          President Mosby, All Members**

**A Baltimore City Resolution on the death of Daquasha Lavonna Jackson, November 11, 1990 - June 9, 2022.**

**CR 850          President Mosby, All Members**

**A Baltimore City Resolution on the death of Khadijah Ali, August 2, 1960 - June 14, 2022.**

**CR 851          President Mosby, All Members**

**A Baltimore City Resolution congratulating Captain Joe Jones, Jr. on over 27 years of dedicated service with the Baltimore Police Department.**

**CR 852          President Mosby, All Members**

**A Baltimore City Resolution congratulating Dick and Karen Cook on your 80th Birthdays!**

CR 853      Costello

**A Baltimore City Resolution congratulating Yvonne Bankston, Janet Barrett, Daniel Bevagna,, Corrie Brown, Janell Cannady, Dondrea Chandler, Randall Deener, Brittany Gardner, Timothy Grant, Torriana Jones, Seth Lambert, Delray Matthews, Joseph Rickes, Cynthia Robinson , Reginald Shaw, Anthony Shaw, Evan Vaughan, Michael Woodberry, Jameare Williams, Nathalie Josephine Graney, Rose Antoinette Cole, Tina Scrivneron on successfully completing Adult Education Programs at SBLC/Learning Works and earning your Maryland High School Diploma!**