

Michael Deets (Charles North), Sharon Guida (CVCA), Ibrahim Sheikh (OGCA), Jeanne Knight (OGCA), Peter Duvall (OGCA), Sandy Sparks (CVCA), Derek Demeree (OGCA), Jason Pyeron (OGBA), stevesw@oag.state.md.us, Jennifer Erickson (CVCA), Myron Seay (Harwood), Paul Burk (Abell), Ashley Wallace (Central Baltimore Partnership), John Spurrier (CVCA), Alexandra Hoffman, Sandy Coles (GGCC), Lowell Larson (GGCC), Susanne Riveles (Abell), Tweefie Millspaugh (Abell);

Notes from November 14, 2010 Joint Neighborhood meeting on Baltimore City Comprehensive Rezoning, 10:00 a.m. to 12:30 p.m.

Attending: Abell: Tweefie Millspaugh, Susanne Rivelis; Old Goucher: Peter Duvall, Jeanne Knight, Ibrahim Sheikh; Charles Village: Sandy Sparks, Sharon Guida, John Spurrier; Resource: Alexandra Hoffman, Department of Planning; Loan of Laptop: Jason Pyeron.

The purpose of the meeting was:

1. to review the draft zoning code rewrite and to note our comments, which are due by December 15, 2010;
2. to discuss the process for drafting a joint community letter to the Dept of Planning about the draft zoning code rewrite before December 15, 2010;
3. to review the current zoning map to identify areas where a change in zoning may be appropriate in advance of the unveiling of the proposed new zoning maps by the Dept of Planning at upcoming workshops to be held on (11/16,11/22, 11/30 and 12/2;

Purpose 1. to review the draft zoning code rewrite and to note our comments, which are due by December 15, 2010

The CVCA Land Use Committee wants to include all neighborhoods within its boundaries, including Abell, Harwood and Old Goucher, and nearby groups such as Charles Station North in the work necessary to bring our comments and requests for Zoning Code and map revisions to the Department of Planning as part of its Comprehensive Rezoning Process.

DRAFT NEW ZONING CODE COMMENT PERIOD EXTENDED

In June 2010 the Department of Planning released the DRAFT new Zoning Code text. Since then we have held eight major public presentations and discussions around the City. Hundreds of citizens have attended; read the document online or at a library and/or have sent us comments, concerns and suggestions. To broaden the opportunity for public input, we have extended the time to receive comments on the first draft to December 15, 2010.

To review the DRAFT code, previous presentations and other supporting material and to comment on the DRAFT text, please visit WWW.REWRITEBALTIMORE.ORG. The DRAFT maps will also be available on the web later in December, after the public meetings. For questions, email or call 410-396-PLAN Copies of the text are available at the reference desk in all Enoch Pratt Libraries

Alexandra Hoffman led us in a review of the online one page summaries of the zoning code rewrite sections which can be found on the Planning Department's website.

It was noted that the criteria for allowing conversions from single-family to multi-family in residential areas has changed to reference the building size and not the lot size. This will make it harder for conversions where the lot size is much larger than the building size.

There has been an administrative change to require the applicant to file a written set of plans in advance of consideration to prevent last minute notice to the community.

There has been another administrative change to allow conversions by right where a hearing will not be set when the building size is sufficient to justify the conversion. Community reps suggested that we ask Planning to insert another provision that would allow the community to request a hearing even in a "by right" case should there be an issue that the community felt needed to be addressed.

Community reps suggested that we ask Planning to make it illegal under the new code for someone to cement in their lot area behind their house as a parking lot and to limit the parking space that could be cemented or tarred to 9 feet by 20 feet. Planning may prefer to include this in their Landscape Manual which will be done in draft before the finalization of the new zoning code.

We discussed the change to the Neighborhood Commercial section which would allow for The Row House Mixed Use Overlay and the elimination of Floor Area Ratio in a commercial area relying instead on height limits and encouraging residential development above stores by reducing lot area required for each unit to be built. We will wait to see the proposed new maps to see which areas are being designated this way before commenting further on this change. Peter Duvall suggested that auto uses be made non-conforming in a B-3 area.

We discussed the changes to Non-Complying Uses, specifically focusing on the one that dictates that a non-conforming use is gone forever if abandoned or discontinued for more than 12 months (e.g. vacant grocery store); Some Community reps suggested that this provision be altered to allow a longer time of abandonment and other Community reps suggested that the continuation of the non-conforming use be allowed if there is an intervening change to a conforming use (e.g. residential). We agreed to look at this provision more closely and come to a decision when we review the draft joint letter.

Peter Duvall suggested that we look at the Zoning Code section 10-203b regarding reversion of vacant property and whether parking allowances revert as well. We should suggest to Planning that parking should revert to the basic code requirement when the use reverts because of vacancy without having to look at the history of the prior use. The owner of the property would then have the burden of proving "uniqueness" in order to regain the prior usage.

We discussed looking at the Charles/25th Street URO to see if any of its provisions can be incorporated into the new zoning code because the new code will likely do away with them.

Purpose 2. to discuss the process for drafting a joint community letter to the Dept of Planning about the draft zoning code rewrite before December 15, 2010;

First, SLG will prepare the minutes of the meeting. Next, Community reps will review the Planning Website and the Draft Code Rewrite and suggest new comments or comment on past comments by December 6, 2010. Then, another meeting of the group will be scheduled to create a draft joint letter for review by December 10 for distribution and approval by the Community reps for delivery to the Planning Department by 12/15 deadline.

PROPOSED NEXT MEETING: WEDNESDAY, DECEMBER 8, 2010 AT 6:00 P.M. AT 2434 St. Paul Street. For the purpose of drafting the joint community letter of comments to the zoning code rewrite and to discuss the new zoning maps. SLG will invite Laurie Feinberg of the Department of Planning to the meeting. Please RSVP.

Purpose 3. to review the current zoning map to identify areas where a change in zoning may be appropriate in advance of the unveiling of the proposed new zoning maps by the Dept of Planning at upcoming workshops to be held on (11/16,11/22, 11/30 and 12/2;

By reviewing 6 current zoning maps from 1971 entitled. 2 N 1W, 2N 1E, 3N 1W, 3N 1E, 1N 1W, and 1N 1E, we identified the following areas were identified for discussion of possible changes:

a. Michael Deets from Charles Station North sent in the following comment:

I won't be there, but I am concerned about the Office Residential Zoning under the proposed new code. There are very few offices on Saint Paul Street--some on the 2200 block, some on the 2500 block--but under the new code, medical and dental offices are permitted by right under OR zoning. Methadone clinics count as medical offices. I would like to see as much of Saint Paul zoned R-8 as humanly possible.

b. Tweefie Milspaugh has an interest in the future of the industrial/manufacturing buildings between Barclay and Greenmount north of 29th Street.

c. John Spurrier, CVCA rep, has RSVP'd and has identified additional locations of interest, and exchanged comments with Peter, as follows:

Since expressing my concerns about the industrial/manufacturing buildings between Barclay and Greenmount north of 29th Street I have also identified other areas of concern.

There are many blocks that are presently zoned office/residential that are being underutilized as office space. In many cases the primary user was an office tenant and the apartments are in rough shape. I am not sure how to address this through zoning but I would be interested in hearing what Peter Duvall thinks of some of these blocks (unit block East & West 27th St, 2600 N. Charles St, 2500 & 2600 Maryland Ave, 2500 Saint Paul St, 2500 N. Calvert St., etc)

I am not sure if this is a zoning of land use matter but advances in technology and telecommunications as well as a shift in traditional employer/employee relationships translates into a lot more independent contractors who don't report to their place of employment everyday. My personal opinion is that we should welcome people who want to run home based (non-retail) businesses. As long as they don't have clients visiting or numerous employees I don't see the harm. And more people working from home are more eyes on the streets during the hours when most of the crimes occur. Just a few thoughts....

d. CVCA Land Use Update:

CVCA Land Use representatives have been attending the the City's public workshops and collecting community comments regarding rezoning requests with respect to the Planning Department's Comprehensive rezoning. So far the CVCA Land Use Subcommittee has identified the following areas for possible rezoning within Charles Village:

- i. Barclay between 31st and 28th Street (near Coca Cola bottling plant);
- ii. Southside of 33rd Street between St. Paul and Calvert: we have received many requests from property owners for variances in that block for uses other than residential. So it has been suggested that we may want to look at that block to see if it is properly zoned for the changing retail environment with the additional of retail in the 3200 Block of St. Paul. We have made no decisions yet and are just studying it.;
- iii. 251/2 Street near between Barclay and Guilford: There are some commercial/industrial buildings there from prior to 1971 zoning which have not been marketable and have remained vacant because the zoning is R7 and any commercial use is conditional and requires a variance. Either change the use to commercial and define the permissible use so that at the owners can revitalize those buildings or keep it the same and hope that urban blight caused by these structures mysteriously disappears.
- iv. Maryland Avenue between 27th and 25th as currently an OR-2 zone which is mostly residential should be changed to residential.

e. Here is a list of possible zoning changes in the Barclay/Old Goucher Area:

R-8 to R-6: 2400-2443 Guilford Avenue - These houses have large lots and currently have enough lot area and room for parking for three units per house. In a R-6 zone they would be effectively zoned as single family homes.

R-8 to R-6: 2414-2454 Barclay Street (even side)- These houses have large lots and currently have enough lot area and room for parking for two units per house. In a R-6 zone they would effectively be zoned as single family homes.

M-1-1 to ?: 2334 Guilford Avenue – This commercial building currently has the lowest possible industrial zone. The community may want to look into new zonings available in the draft code that

might allow other business and residential uses in addition to industrial.

B-2 to O-R 12 and 14 East 24th Street – These two houses are now residential and should share their zoning with properties to the north, east, and south.

O-R-2 to R-8 2200 Block Calvert Street (even side) and 2300 Block Calvert Street (odd side) These rows of houses have very little if any office use. R-8 will lower density slightly and increase parking requirements. Greater residential density in existing apartment buildings nearby gives the area more than adequate residential density.

O-R-2 to 2200 Block Calvert Street (odd side) the Calvert Street Park needs the new open space open Space zoning.

O-R-2 to B-2 2330 Saint Paul Street – This 30,000 sq ft lot would work well with a 5 story multi-use building. The B-2 zoning would be an extension of the same zoning in the adjacent block on the north side of 24th Street.

O-R-2 to R-8 219? To 237 East 25th Street – This group of houses is residential except for 219, which is already a commercial non-conforming use.

These changes should be treated as just ideas at this point but the communities should work to come up with a list of proposed zoning changes before winter.

- f. Before the next meeting, all Community reps should attend one of the upcoming workshops which start at 6-8 PM and will be repeated at all meetings:

NOVEMBER 16TH

Cristo Rey High School

420 South Chester Street

The school is located on Chester between Eastern and Bank Street

NOVEMBER 22ND

Department of Planning

417 East Fayette Street, 8th floor

NOVEMBER 30TH

Baltimore Polytechnic High School-Cafeteria

Cold Spring Lane and Falls Road - enter on West Cold Spring Lane and park in front of school and use main entrance

DECEMBER 2ND

Morgan State University

University Center/ Student Center Room 210

On Hillen Road, south of East Cold Spring Lane
Park in garage behind the building; enter from East Cold Spring Lane

Purpose 4. to discuss process for collecting input from community members about proposed zoning map changes and in drafting a joint community letter to the Dept of Planning about zoning map changes by the deadline which has not been set yet.

All community reps agreed to review the suggested changes in Purpose 3 above with their residents after attending a new zoning map workshop and to circulate any comments to the proposed changes, any new proposed changes, and the proposed new zoning maps to this email chain. We will discuss our next steps regarding the zoning map changes at our next meeting.

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