

Greater Greenmount Community Association Mission:

To promote a thriving community by implementing programs that improve the quality of life of all residents in order to reclaim and revitalize the Greater Greenmount community.

GGCA Land Use Committee Monthly Meeting

February 1, 2021 6:00-7:30 pm

Virtual Meeting (via Zoom)

<https://zoom.us/j/95336685141?pwd=ajAzZysxSGdySUk3dDZja2pnZHdxdz09>

Meeting ID: 953 3668 5141

Passcode: 231612

Committee Chair: Melvin Jadulang

Committee Co-Chair: Yojinde Paxton

landuse@greatergreenmount.org

[Meeting Recording is now available](#)

AGENDA

The Committee Brief Section at the bottom of this document includes pertinent information about the agenda items that committee members, residents, and guests may review prior to the meeting.

Attendees: Melvin Jadulang, Yojinde Paxton, Keenly Louis, Josh Sisk, Kathy Christian, LB, Melanie Byrd, Randy Jadulang, Reggie Graves, Sandi Giver, Tecia Taylor, Wes, Anthony, B.E. Farrow, Brad, Brian Greenan, David Lothamer, Hugh Clarke, iPhone3012336426, Adrian Akerman, Lowell Larsson, Alex, Clare Palmieri, Peter Duvall, Sandy Sparks, Alex White, Amanda Rothschild

6:00 pm Call to Order

6:05 pm Approval of January Meeting

→ [January Meeting Summary](#)

Development, Transportation, and Zoning Presentations

Community Q&A making to follow after each presentation

6:10 pm - City Council Bill #21-0009, Residential Conversions
Proposes to change the procedure for the conversion of single-family dwellings to multi-family dwellings in the R-7 and R-8 Zoning Districts. Specifically, the bill proposes to eliminate the requirement for such

conversions to obtain an ordinance of the Mayor and City Council. It also seeks to add a new "Efficiency Unit" dwelling as a permitted unit type. (see attachment)

6:20 pm 2334-2342 Guilford Avenue Update
6:30 pm Zone and Code Enforcement Process
218 E 22nd Street Proposal (Multi Unit)

Neighborhood Updates and Announcements

Community Q&A follows after each update

6:40 pm Barclay Properties (State, City, or HABC Lots)
300 Block of 20th Street
400 Block of 23rd Street
400 Block of 21 ½ Street
Greenmount Ave and North Ave
Parole and Probation
2100 N Calvert St

6:50 pm East Baltimore Midway Properties
500 E North Ave
502 and 504 E North Ave
1907 Greenmount Ave

7:00 Application for National Register of Historic Places
24th Street Conversion (Greenmount Ave to Brentwood Ave)

2001 Boone Street Rooming House

7:10 pm Other Project Status/Updates

2434-2462 Greenmount Avenue

- As of December 4, the Project Team has not yet provided GGCA with a date and time to host a community information session to provide updated plans and provide input for the community on the project.

- A BMZA Zoning Appeal had been scheduled in November and was postponed as the developer would like to host a community meeting for input and support.
- [Additional Project Information](#) and in [previous meeting summaries and recordings](#).

Green Space Updates

- The Green Space Workgroup met in January.

Residential Properties For Sale

These links will always be included in the agenda for residents and developers to view and track housing stock available in the neighborhood

- [Barclay](#)
- [East Baltimore Midway](#)

GGCA Upcoming Meeting Reminders

- The GGCA February Community Meeting is Tuesday, February 9 6:00-7:30 pm via Zoom.
- The GGCA Community Safety Committee Meeting is Tuesday, February 23, 6:00-7:00 pm via Zoom. Contact Linda Johnson, GGCA President to participate (info@greatergreenmount.org)
- Next Land Use Meeting is **Monday, March 1, 2021 6:00-7:30 pm** held online via Zoom.

7:30 pm Adjournment

Committee Brief

National Register of Historic Places

- Explanation of National Register:
 - <https://chap.baltimorecity.gov/historic-districts/national-register>
- Historic District Information/Types in Baltimore City:
 - <https://chap.baltimorecity.gov/historic-districts>

Public Informational Meeting City Council Bill #21-0009 - Residential Conversions

- The Department of Planning has scheduled a public meeting to discuss and gather feedback on City Council Bill #21-0009, which proposes to change the procedure for the conversion of single-family dwellings to multi-family dwellings in the R-7 and R-8 Zoning Districts. Specifically, the bill proposes to eliminate the requirement for such conversions to obtain an ordinance of the Mayor and City Council. It also seeks to add a new "Efficiency Unit" dwelling as a permitted unit type.
- More information about the bill can be found here: <https://tinyurl.com/y4u4rovc>
- The meeting details are as follows:

Date: February 10, 2021

Time: 6:00 -7:30 PM

You may join by computer or smartphone at:

<https://bmore.webex.com/bmore/j.php?MTID=m08cd8571c11196ef13506f83a8af4aa2>

Meeting number (access code): 179 601 8735 Meeting password: plan

You may join by telephone at: +1-408-418-9388 Access Code: 179 601 8735

- If you have any questions please contact matthew.desantis@baltimorecity.gov

Meeting Minutes

Going over January Meeting Summary

- No comments

Introduction of neighbors

Talk on the drawing of neighborhood boundary lines

- GGCA updated boundaries based on the Baltimore Department of Planning

Residential Conversions

- A bill has been proposed by council members Bullock, Dorsey, and Burnett
 - Anyone converting their single family row house into a multi-family home in an R7/ R8 district does not have to get conditional approval
 - Many homes in the Barclay/ Midway/ Greenmount community (about 25%) fall under this zoning
 - 2300 block of Guilford Ave is R7
 - 2400 block of Guilford Ave is R8
 - Allows homeowners to make changes to residential space without the community in mind
 - **Single Family home requirements**
 - Must have at least 1500 sq ft in gross floor area (not including basement)
 - Must have enough parking space for each dwelling
 - If previously listed as a multi-family home, can go from single family back to multi-family without a council bill
 - **Work with council people instead of BMZA when it comes to objecting to these changes**
 - **How many houses meet this criteria?**
 - Through code map there are almost 1000 properties in Barclay
 - Need sq ft of all these properties
 - Assuming 80% of the homes are residential, unsure how many fit the criteria
 - Maybe a quarter of the homes may fall under this criteria
 - **Properties in Barclay suspected of being converted into multi units**
 - 342 East 22nd street
 - 218 East 22nd st
 - **Methods of prevention**
 - Emailing council people
 - Both owners and renters should think about how these changes could affect you
 - Have to make sure people are doing things up to code
 - Attend the meeting about this bill
 - Please attend the meeting on 2/10 from 6:00-7:30
 - Meeting is in agenda and email sent out

2334 to 2342 Guilford Ave Update

- Ongoing conversation with a collective of GGCA and the neighbors affected by this property
- Owner requested a variance to build the C1 property 62 feet tall
 - 32 unit market rate rental building
 - Does not provide parking except for bicycles

- BMZA has allowed the variance to proceed
- GGCA board met last week to discuss option neighbors can take with GGCA
 - A neighbor has filed a motion for reconsideration of the setback of the building
 - Figuring out if Hunter Street is street or an alley can prevent this variance from being completed
- Building can proceed to the site review and design review process
- **Two options presented** (There will be a follow up email so neighbors can discuss this with each other)
 - Community Law Center would work with GGCA
 - Any group from a community association can submit a request for legal assistance for \$100
 - CLC then reaches out to lawyers to pick up the case
 - Hiring an attorney for \$3000
 - Know the legal ins and out of the issue
 - Would argue on the basis of the Hunter Street classification
 - Both options need say from neighbors close to the affected area
 - **Have we missed the window to submit an appeal?**
 - More than 30 days have passed since the city signed off on this
 - **What do the neighbors want to see?**
 - Help to update the neighborhood plan
 - Our plans are over a decade old
 - Want to update the plan on where we are now
 - Sending out a survey to see what the neighborhood wants
- Tried to reach out to the current owner to no response
- Council people will update Melvin as the property goes through the review process
- **In a meeting with Councilman Stokes, Councilman Stokes has opposed the project, is there anything he can do to oppose this project within his power?**
 - He is disappointed in BMZA's decision
 - Unfortunately cannot fight the zoning
 - Said that a neighborhood plan can create a strong argument so there is something that clearly states what is acceptable
- **Where do we stand now with this project?**
 - Don't know if he has the financing for it
 - Speculating that he is trying to line up all the plans so it's easier to sell the property
 - **When do we plan on updating the plan?**
 - This has been a question since the land use committee was started since late 2019
 - The neighborhood plan is on the department of planning site

- Brad is sharing the Barclay Small Areas Plan from 2005 (The BMAG Plan)
- Greenmount is sharing an update to their plan
- Councilman Stokes wants to support the efforts to do this
- **Starts as soon as we can collect info from neighbors**
- **What is an IMU Zoned Property**
 - IMU stands for industrial mixed use
 - Designed for industrial/ multi-level buildings
 - The Compound on Kirk Ave is an IMU Zoned property
- There will be a follow up email with the work that is being done
 - Lauren is making the survey and we want this survey to be useful for more than this one building on Guilford Ave
- **Has Renni discussed with the land use committee or the board how to get updates to the community plan**
 - There hasn't been formal time scheduled with her
 - She said that she is working on one for Midway and will be following up with her for an update on Barclay

Zone and Code Enforcement Process

- **Why is this important?**
 - There is a mechanism for renters and owners to report issues
 - Can go to Baltimore 311 to submit a zoning and code enforcement ticket
 - Has a housing/zoning inspector look at the property
- **218 22nd st**
 - Former rooming house on a short block with 4 unit houses west of this unit
 - Lots are less than 80ft deep with no parking
 - Owner asked the councilman to allow them to not to not put three parking stalls and put three multi-family units in the house for market-rate rental
 - Councilman then went and told GGCA
 - **What is the take on having another multi-unit dwelling on a block with many other multi-unit dwellings with no parking on the 200 block of E 22nd St?**
 - Kinda seems like this is marketed towards students
 - When students flock to a certain area it tends to raise the prices of the area
 - Could be good for those struggling financially but that's only a speculation
 - This property barely has enough lot area for 1.5 units and now it's asking for 3
 - Many of these proposals aren't only for a small modification, but a large variance as well
 - Hard to even get a modification like this through the BMZA
 - Lack of parking is a major problem in the area

- Sanitation concern are brought up as well
- This will be circled back to in a general community meeting
 - Seems like it's a lot to ask for from the property and for the block

Neighborhood Updates

• List of Barclay Properties

- 300 block of East 20th street
 - HABC still in process of transferring ownership of these lots over to mayor and city council
 - As final transfer date approaches, residents of Barclay have given input of what they want to see on those lots and GGCA will give updates on what is being requested
 - This is a residential zone
- 400 block of 23rd Street, Greenmount Ave, and North Ave
 - HABC/ Mayor and City Council Owned Lots
 - Master development agreement has been extended to Telesis until October of 2021 for development of these lots
 - Communities have not been contacted since, but have been told when they get an update they will update the community
- 400 Block of 21 ½ Street
 - Lots talked about for potential green space or activated space for 403-419
 - Small lots about 11 feet wide that use to be alley houses
 - HABC will be putting these up for through Ashland Auctions auction on Feb 24
 - When link becomes active the link will be emailed out
 - Housing can be put here put it will be hard and expensive
- Parole and Probation Building
 - Put on hold due to COVID but when it opens up CBP will let us know
 - Building across from this building were up for sale and quickly sold
 - The plan is to restore homes
- 500 E North Ave
 - Acquired by the CBP Future Fund
 - Trying to redevelop what used to be a bar
- 502 and 504 E North Ave
 - Future Fund is trying to develop an RFP and will work with our community through the land use committee to see what the community wants to do with this property
- 1907 Greenmount Ave
 - Recently acquired by a private owner
 - Will be meeting with GGCA and may be in the March Meeting
- **What about the 500 and 700 blocks of 20th Street?**

- Believe these are in the process of being acquired by the Mayor and City Council
- An RFP may be issued
- GGCA has been involved in conversations with builders
- Information will be relayed as it comes
- **What about the 300 Block of 22nd ½ st**
 - Already Mayor and City Council owned
 - No development or anyone who has expressed interest in developing these lots
 - Melvin will get info on this owner and they have been invited to the March Meeting

Application for the National Register for Historic Places

- Charlie Duff of Jubilee Baltimore as well as Chap and Eli Pousson will be submitting applications to get all of Barclay and Midway on the National Register of Historic Places
 - This is about a 6-12 month process
 - This doesn't have as much restrictive guidelines as a local historic district
 - Allows access to more funds through tax credits
 - Will give updates as the application moves forward

24th Street Conversion

- One way from Greenmount to Brentwood Ave
 - Allow for better traffic flow and safer walks for pedestrians
- DOT has reached out to Brentwood residents
- Through several meetings the concerns of the community have been relayed to DOT
- **When is DOT scheduled to share community feedback>**
 - Hopefully by the March meeting, hopefully sooner
 - Will give updates as they come

2001 Boone Street Rooming House

- Through a petition sent to the BMZA the rooming house variance has not been granted
- Owner and builder are redesigning the floor plan to be a single family residence or possibly a duplex
 - Owner and builder will send updated plans through the land use committee and

2119 Homewood Ave

- Been used as a rooming house for the last few years
 - Drug rehabilitation area
 - Supposed to be a single family dwelling as of last year
- Will look further into this
- Residents usually leave a mess after they move out

2434-2462 Greenmount Ave

- 89 unit affordable housing unit with a business on the first floor
- As of December 4th, the project team has not provided a date and time to update the community on the project
- Last time we heard from the owner was an open bid notice that closed January 27th
- Still trying to assemble the site they want to build the project on
- Attempts to contact have been fruitless
- No BMZA notices on these lots, but councilman emphasized the importance of presenting to the community before the councilman supports this project

Green Space Updates

- **Is this a work group?**
 - Want this to be a subcommittee under land use
 - Want to identify all the Mayor and City Council owned properties as well as seeing where the active adopt-a-lots are
 - Several groups have expressed interest in adopting some lots
 - Some of the people who have been maintaining the lots for years don't have an active adopt-a-lot and their access to these lots may not maintain
 - Want to discuss priorities of the Green Space Work Group
 - Identify which lots should stay as green spaces and what can be developed (gardens, housing, etc)

Properties in Barclay and Midway for sale are in the agenda

Community meeting for GGCA is Feb 9th at 6 o'clock via Zoom

Community safety meeting is Feb 23rd from 6-7pm

Participating in planning

- Consider joining the safety committee meeting and participating

Next Land Use Meeting is March 1st

CBP is having an application workshop for adopt-a-lots funding and the clean-up grants

How do we ensure the use of properties are proper when they are bought so quickly such as with:

- **2127 Homewood Ave**
 - Property just sold for about \$75k as one of those broker type deals
- **2107 Homewood Ave**

- Listed on Zillow for a couple days and went for \$127k
- Melvin and Paxton stop construction workers and ask what the plan is for the property
- It is difficult to sway what is done with private property

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