

**CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS  
 ZONING APPEALS MINUTES FOR TUESDAY June 18, 2024  
 IN-PERSON HEARING – 417 E. FAYETTE ST, 8<sup>TH</sup> FLOOR PLANNING DEPT. BOARDROOM**

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**12:30PM – 1:00PM GENERAL MEETING**

Call to Order: Present: James Fields (Chair), Victor Clark, Frank Bonaventure, David Marcozzi, Elizabeth Cornish

Deliberation(s): BMZ 2013-029 5091-5921 Harford Rd; Caroline Hecker, Esq. – Board voted to go into closed session pursuant to § 3-305 of the Maryland General Provisions Article to obtain legal advice from counsel.

After re-opening the session, the Board deliberated and voted to approve the conditional use appeal for BMZ 2013-029 by a 4-1 vote (Board member Liz Cornish dissenting).

**1:00PM ZONING APPEAL DOCKET**

Call to Order

Attendance: Present – James Fields, Leland Shelton, Victor Clark, David Marcozzi, Elizabeth Cornish

Appeal No.	Address	JF	LS	VC	DM	LC	Notes/Conditions
2024-037	1810 McCulloh	-	-	-	-	-	Appellant FTA
2024-072	1209 Myrtle Ave	Approve	Approve	Approve	Approve	Approve	
2024-081	4900 Holabird	Approve	Approve	Approve	Approve	Approve	Vehicle rental and sales have to be for customers only.
2024-086	600 Rappolla St	Approve	Approve	Approve	Approve	Approve	
2024-087	5 S. Broadway	Approve	Approve	Approve	Approve	Approve	Board determined Appellant could use the premises as a residential care facility (less than 17 people) as a matter of right and repair the existing nonconforming fence without variance approval.
2024-091	107 Club Road	Approve	Approve	Approve	Approve	Approve	
2024-095	2331 Reisterstown Rd	Approve	Approve	Approve	Approve	Approve	

Adjournment

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")  
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)  
with Instructions**

**Instructions to presiding officer:** To meet in a closed session under the Act, the public body must first meet in open session, after providing proper notice. Make sure that the open session is attended by a member designated to receive open meetings training. If a designated member cannot attend, complete the Compliance Checklist.<sup>1</sup> If the public body has never designated a member for training, it must do so **before closing the session.**

*Before* closing the session, take two steps: (1) conduct a recorded vote on a motion to close; and (2) make a written "closing" statement. If the public body might return to open session afterwards, be sure to tell the public that. *During* the closed session, keep the discussion topics within the confines of the closing statement. *After* the closed session, the events of the closed session must be disclosed in the next open-session minutes.

The top part of this form is a model closing statement. **It has two sides. Before closing the open session, complete items 1 through 4 on this form or in any writing with the same information.** If someone pre-prepared the form for you, make sure it reflects the public body's own intended topics and reasons for closing the meeting. A member of the public may inspect the closing statement at the time of the closing and may object to the decision to close the meeting. Once the meeting is closed, the closing statement sets the agenda and may not be changed.

The bottom part of the form is a worksheet that provides a checklist of the disclosures that must be made in the next open-session minutes. The worksheet is not part of the closing statement.

**1. Recorded vote to close the meeting:** Date: 6/16/24 Time: 11:01pm; Location: 417 E Fayette;  
Motion to close meeting made by: JAMES FIDLY; Seconded by FRANK BERENSON;  
Members in favor: All; Opposed: None;  
Abstaining: None; Absent: None

**2. Statutory authority to close session (check all provisions that apply):**

**This meeting will only be closed under the provision or provisions checked below, all from General Provisions Art. § 3-305(b):**

- (1)  "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2)  "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3)  "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4)  "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5)  "To consider the investment of public funds"; (6)  "To consider the marketing of public securities"; (7)  "To consult with counsel to obtain legal advice"; (8)  "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9)  "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10)  "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11)  "To prepare, administer, or grade a scholastic, licensing, or qualifying

<sup>1</sup> [http://www.marylandattorneygeneral.gov/OpenGov%20Documents/Openmeetings/COMPLIANCE\\_CHECKLIST%20.pdf](http://www.marylandattorneygeneral.gov/OpenGov%20Documents/Openmeetings/COMPLIANCE_CHECKLIST%20.pdf)

examination"; (12)  "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13)  "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14)  "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process"; (15)  "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to" (i) "security assessments or deployments relating to information resources technology"; (ii) "network security information," such as information that is related to passwords, personal ID numbers, access codes, encryption, security devices, or vulnerability assessments or that a governmental entity collects or maintains to prevent, detect, or investigate criminal activity; or (iii) "deployments or implementation of security personnel, critical infrastructure, or security devices."

3. For each provision checked above, the corresponding topic to be discussed and the public body's reason for discussing that topic in closed session, in as much detail as possible without disclosing the information that may be discussed behind closed doors:

Citation (insert # from above)	Topic We expect to discuss these matters:	Reason for closed-session discussion of topic - We are closing the meeting to discuss this topic because:
§ 3-305(b) <input checked="" type="checkbox"/> 7	Legal Advice	Consult with Attorney on legal matter concerning applicability of former zoning code to current conditions
§ 3-305(b) <input type="checkbox"/>		
§ 3-305(b) <input type="checkbox"/>		
§ 3-305(b) <input type="checkbox"/>		

4. This statement is made by James Fieldy, Presiding Officer.

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**WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION THAT MUST BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN SESSION (§ 3-306)(c)(2) or § 3-104**

For meetings closed under an exception, as disclosed above:

Time of closed session: 11:01 AM Place: Planning Dep Hearing room

Purpose(s): Legal Advice PWC 2013-029

Members who voted to meet in closed session: 5-0

Persons attending closed session: 6 members of BWA, RW, JA

Authority under § 3-305 for the closed session (see chart above): Legal Advice

Topics actually discussed: receive legal advice from counsel

Each action Taken: n/a