

DRAFT General Meeting of the FHNA  
November 15, 2016  
Meeting minutes by Brooke McDonald

Meeting call to order at 7:05 by Beth Whitmer, president. October meeting minutes approved.

#### Baltimore City Board of Liquor License Commissioners

Commissioner Aaron Greenfield and Deputy Executive Secretary Tom Akras presented and took questions. Mr. Greenfield provided background about the new board which includes Judge Albert Matricciani as chair and Commissioner Dana Moore. About seven months ago, the Mayor and City Council President appointed this new board, a change designed to provide more local control. "You can pick up your phone and call your councilman Mr. Costello," said Mr. Greenfield. The board has been busy meeting with communities, developing its first ever Standard Operating Procedures and launching a new digitized library online. Every license is now inspected every 90 days now despite the fact that they went from 21 inspectors to 8. The board nets about \$500,000 per year.

Mr. Greenfield talked about the new pub crawl legislation and the board's duty to "execute and implement the law." Under the law, the pub crawl organizer applies to the city Department of Transportation for a permit. The DOT will estimate the cost of city services for the event and then the Liquor Board issues a license. There was discussion about the Federal Hill-O-Ween pub crawl by Lindy Promotions on Oct. 29 and discussion of how that process actually worked.

Mr. Greenfield said that the Liquor Board has new procedures related to 311 and he encouraged citizens to contact 311 with concerns related to Liquor Board matters and bars. He and the other commissioners get email alerts on 311 calls as does Chief Inspector Mark Fosler.

There was discussion about getting the community involved in the planning process of pub crawls as well as in a post mortem discussion about what actually happened during the event. Mr. Greenfield said he was open to adding the association to the distribution list for planning meetings with DOT. People talked about public safety issues during pub crawls including assaults and parking. Also questions about why there are no limits to the number of tickets sold and what organization is really regulating the crawls.

Mr. Greenfield said he would follow up with his staff about questions on the application process and would also be willing to meet with FHNA and the Department of Transportation about future crawl procedures. He also said Senator Ferguson is "tweaking" the law.

#### Harbor Hill Apartments

The team developing the new complex at Harbor Hill presented:  
David Karceski, an attorney with Venable  
Douglas Erdman, President of the Community Realty Company  
Peter A. Fillat, architect with Fillat + Architecture  
Anthony J. Cortea, senior VP of STV Inc.

Mr. Karceski said they are planning to build a four-story building with a two-story below-the-ground parking lot. The complex is currently 74 units and they are adding 62 for a total of 136. He said it complies with the zoning that would allow 154 units and that the plan does not exceed the Floor Area Units of .2. The new garage will have 162 parking spaces. He talked about Transform Baltimore and the new zoning that will be in effect as of December, 2017. They could need a variance on setback as well as for height.

Mr. Erdman spoke about the history of Community Realty which developed Bonnie Blink Apartments and Courthouse Square in Towson. “We acquired Harbor Hills as a long term investment because the neighborhood is so dynamic,” he said.

Answers to questions included:

- 95% of the current building is rented.
- There are now 1.4 parking spaces per apartment unit. With the new development it will be 1.2. Transform Baltimore only requires 1.
- Community Realty does not own the affordable housing building next door.
- They will provide valet parking 24 hours during the construction.
- If a tenant wants to break their lease because of this they will allow that.

Mr. Cortea said he is the land use engineer for Sagamore Development at Port Covington. He said the main entrance of the complex will be off Riverside and the courtyard will be wide enough for delivery trucks and trash trucks to go around the circle. The development will include a pool, wifi and planters. In addition to the main entrance, the townhouses on Riverside will have entrances there. There will be an elevator to the third floor where the building will have a connecting bridge.

Mr. Fillat said he was a former Federal Hill resident. He talked about setback requirements and a variance as well as the “street wall” on Riverside and the sidewalk which will have trees.

He said the existing building covers 40% of the lot and the new one covers 60%. Transform Baltimore would allow up to 80%.

The units are larger than most with 2 bedrooms at 1200 sq feet and 3 bedrooms at 1600. “It will speak to an upscale rental market,” he said. Other features include a living roof, a community room and outdoor terrace on the roof.

Mr. Fillat showed another rendering of “Option 2” which adds units to the roof with “nice tall living spaces with private terrace.” He said this would require another variance because it would be 53 feet versus 45 foot high limit. The buildings across the street are 25 feet tall.

Bob Merbler discussed issues from the neighborhood's point of view including:

- the height of the new complex “looming” over Grindall’s Yard and blocking sunlight for the homes there.
- issues of parking spaces being related more to the number of bedrooms in the complex versus number of units;
- the association will want an MOU with developer saying that residents will not be eligible for the Residential Parking Permits or visitor passes.

There was a suggestion that the developers build additional floors to the parking garage and make them available for rent to the community.

People asked about a traffic study and the impact of the new complex. Mr. Cortea said that the developers are not required to do a traffic study because they are adding less than 100 units. There was discussion of the traffic issues and people said they should do a study whether they are required to do so or not.

The developers hope to start construction in 18 months.

Will Runnenbaum asked about the Land Disposition Agreement from 1981 and signed by M.J. Brodie that does not expire until 2020. (Will said 2022.) Mr. Karceski said he was aware of the agreement. Mr. Runnenbaum said the

LDA was for 121 units, 104 parking spaces on 3.2644 acres. Mr. Karceski said, "All I can say is that we are going to abide by the agreement."

There were also questions about the stability of the soil and a hydrology study as well underground springs in the area. "What happens if something happens to our houses because of your building there — is it up to the developer or the homeowner? The developer said it would be the developer's responsibility and that "Baltimore city has a quite good oversight program."

There was more discussion about plans for parking during the construction as well as the impact of the development on Lois Lane, which is private.

The developers estimate that they will be going for the zoning variances in the next few months and that construction will take 18 to 20 months.

More discussion of trucks turning around in the traffic circle. The developers said that moving trucks will be required to park on Warren and bring people's furniture through the complex. The management of the building will coordinate all of that.

Jessica Damen said the new tall buiding will keep the houses across the street in shadow all day. She said to the development team, "Why not change your destiny by lowering the height and pushing it back?"

Jim Hall talked about how important the Federal Hill neighborhood architecture is and the architectural merits of the design.

The development team left and Bob Merbler talked about the LDA which he had discussed with the developers and they told him it was not relevant. Will Runnenbaum talked about the idea that the developers could build "by right" versus the LDA. He also asked about meetings Beth Whitmer and Eric Costello had had with the developers.

Brent Flickinger from the Department of Planning talked about the LDA as well as the CHAP district.

### Banditos

Ivo Jamrosz of the Liquor Advisory Committee began a discussion of a proposal from the owners of Banditos to expand their liquor license to be used in the building next door for a new burger place. There was discussion of whether Banditos is in FHNA's "territory" and if FHNA should be weighing in on the issue as well as the huge number of bar stools in that area and police stories about how dangerous it is with people coming out of bars at closing time on Saturday night. Beth Whitmer said she would abstain on the vote but that she is in favor of MOU's with bars versus just opposing them. John Bacci said FHNA should oppose the Bandito's proposal and stop the neighborhood and Cross Street from being "a bar mall."

Eric Costello spoke about issues of new liquor licenses being a matter of state jurisdiction, not the city.

The association voted on the motion "that the neighborhood association oppose the expansion into the new space before the liquor board." The motion passed 28 to 1 with 3 abstaining.

There was discussion about Crossbar. Ivo said the Liquor Board reps told him that the Joey B's license was dead.

CHAP

Walt Ettinger reported on the next steps for Federal Hill to become a CHAP district. There was one hearing and the CHAP board decided that Federal Hill fits the criteria for CHAP and that there has been enough notification to the community for the issue to move to the next hearing. The board discussed adding AVAM and the Cross Street Market to the district.

New Business

Ivo reported that Mother's is asking for new liquor license privileges with a suggestion he get in touch with their lawyer.

Meeting adjourned at 9:25.