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February 25, 2025

VIA EMAIL (rebecca.witt@baltimorecity.gov)
VIA EMAIL (tarek.bolden@baltimorecity.gov)

Becky Witt, Board of Municipal and Zoning Appeals
Tarek Bolden, Department of Planning
City of Baltimore
417 E. Fayette Street, Suite 922
Baltimore, MD 21202

Re: 1727 McCulloh Street

To the Board of Municipal and Zoning Appeals,

The Madison Park Improvement Association (MPIA) board with MPIA's Architectural Review Committee (ARC), presents this formal position on the rehabilitation of 1727 McCulloh Street into a duplex/two dwelling units.

The property owner contacted MPIA about their intent and joined the February community meeting on February 6th, 2025. During the meeting, no community members objected to the rehabilitation of the vacant structure located at 1727 McCulloh Street to become a duplex/two family dwelling. In consideration of the policies and goals of the association, MPIA recommends APPROVING this request.

MPIA encourages the reduction of vacant properties in the neighborhood, especially when the renovation will provide affordable housing for renters. MPIA encourages developers that prioritize:

1. Safe, healthy, and affordable housing for people at all income levels
2. Mixed use development that increases population and adds commercial spaces
2. Properly maintained and permitted work on buildings and property
3. Engagement in monthly community meetings
4. Contacting MPIA for discussion of variance requests
5. Adhering to CHAP and the MPIA ARC for exterior modifications in the Madison Park Historic District
6. Working with the Department of Public Works for proper trash removal from the property

MPIA discourages car oriented, suburban style developments, absentee owners/landlords, and failure to achieve CHAP or MPIA ARC approval before exterior modifications are performed in the Madison Park Historic District.

These beliefs align with the MPIA mission statement, which includes a focus on safety, cleanliness, and preservation of the architectural integrity of the community.