
CITY OF BALTIMORE

BRANDON SCOTT – MAYOR

 ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES

NANCY MEAD – DIRECTOR

100 N. HOLIDAY STREET

BALTIMORE MD, 21202

HEARING NOTES

Bill: 25-0064

Title: Zoning – Bulk and Yard Requirements - Amendments

Committee: Land Use & Transportation

Chaired by: Ryan Dorsey

Hearing Date: 9/11/2025

Time (Beginning): 12:45 PM

Time (Ending): 2:00: PM

Location: Du Burns Council Chamber / Webex

Total Attendance: Approximately 56

Committee Members in Attendance:

Bill Synopsis in the file? ☐ YES ☐ NO ☐ N/A
Attendance sheet in the file? ☐ YES ☐ NO ☐ N/A
Agency reports read? ☐ YES ☐ NO ☐ N/A
Hearing televised or audio-digitally recorded? ☐ YES ☐ NO ☐ N/A
Certification of advertising/posting notices in the file? ☐ YES ☐ NO ☐ N/A
Evidence of notification to property owners? ☐ YES ☐ NO ☐ N/A
Final vote taken at this hearing? ☐ YES ☐ NO ☐ N/A
Motioned by:
Final Vote:

Major Speakers

(This is not an attendance record.)

Paris Gray – Council Member 8th District

Major Issues Discussed

- The Chair opened the hearing – noting the bill into the record
- The floor was open to comments from Council Member Gray the bill sponsor
- The floor was open to questions from the committee. Topics included:
 - If a structure is built in a green space area, how do we resolve issues between residents for side yards or setbacks?

- The bill doesn't inhibit people from changing their property but it doesn't allow for people to build to the line of property or into public spaces. If a resident has an issue they can resolve via code enforcement.
- Does this bill change the permitting, or BMZA process?
 - This bill should not change those processes
- How does this affect covenant areas
 - Not clear but shouldn't affect the ability to build unless the build itself is not allowable.
- What does this bill do and not do
 - Lot coverage changes to residential zoning
 - Does not allow for extra use zoning – you can't use this to create a duplex.
- Agency Reports
- Public Testimony
- Closing remarks

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.

Committee Vote:

Chair:.....N/A
 Vice Chair:.....N/A
 Member:N/A
 Member:N/A
 Member:N/A

Tony Leva, Date: 9/11/2025

Cc: Bill File
 OCS Chrono File