



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Timothy Keane, Acting Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	June 24, 2026
<b>SUBJECT</b>	26-0153 Measurement of Building Height – Gambrel Roofs

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0153 Measurement of Building Height – Gambrel Roofs for the purpose of amending the calculation of building height measurement for buildings with gambrel roofs.

If enacted, City Council Bill 26-0153 would close a loophole within the City code that can be exploited to exceed maximum height restrictions when building with gambrel roofs. If approved, this Bill will take effect on the 30<sup>th</sup> day after its enactment.

**SUMMARY OF POSITION**

This Bill was introduced following a case that was successfully argued before the BMZA where an out-of-scale structure was determined to not need a height variance, as the language in the code establishes maximum height for pitched-roof buildings to be “the mean height level of the roof as measured between the eaves and the peak.” Given that the structure in reference had a gambrel roof with eaves positioned below its third floor of habitable space, such a standard allowed the building height to technically fall within the limit despite having a peak that exceeded 37 feet in a location with an otherwise enforceable maximum height of 35 feet.

DHCD supports this legislation’s intent to close the gambrel roof maximum height loophole, and we do not foresee this Bill significantly impacting agency operations pertaining to permit review or enforcement. Should this Bill be enacted, we will ensure that all relevant staff, including our Code Enforcement Building Inspectors, are appropriately trained on the new maximum building height measurement standard. DHCD requests a favorable report on City Council Bill 26-0153 Measurement of Building Height – Gambrel Roofs.

## **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

## **AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.