



Fells Prospect Community Association
219 S Castle St, Baltimore MD 21231

August 11, 2025

To the Baltimore City Department of Zoning,

Subject: Letter of Support for Conditional Use Ordinance Request at 227 S Washington St

The Fells Prospect Community Association (FPCA), in coordination with the Upper Fells Point Improvement Association (UFPIA), is writing this letter in support of the Conditional Use Ordinance request submitted by James Gibbons for the property at 227 S Washington St. Mr. Gibbons has requested to convert the property from one dwelling unit to two dwelling units.

We have reviewed the information provided by Mr. Gibbons, including the expired rental license for two dwelling units (License #149913) with the Baltimore City Department of Housing and Community Development. We also acknowledge that the immediate neighbors at 225 S Washington St and 229 S Washington St have provided letters of support for this request.

Furthermore, Mr. Gibbons has addressed a concern regarding garbage and recycling storage, which was raised by the Upper Fells Point Improvement Association. He has outlined a plan to use the shared alley port with the neighbor at 229 S Washington St to store the City's 35-gallon garbage and recycling bins. He has also committed to instructing the occupants of both units to store the bins in this location, outside of the standard pickup days.

Based on the information provided and the support from the immediate neighbors, the Fells Prospect Community Association supports the request for the Conditional Use Ordinance to officially classify the property at 227 S Washington St as two dwelling units.

Sincerely,

Ryan Dowdell

President,

Fells Prospect Community Association