

## Leva, Anthony F (City Council)

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**From:** natschall@everyactioncustom.com on behalf of Natalie Schall  
<natschall@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 2:10 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Natalie Schall  
1613 Bolton St Baltimore, MD 21217-5340 [natschall@gmail.com](mailto:natschall@gmail.com)

## Leva, Anthony F (City Council)

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**From:** isabelagarces97@everyactioncustom.com on behalf of Isabela Garces Molina  
<isabelagarces97@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 1:05 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Isabela Garces Molina

3405 Greenway Unit 105 Baltimore, MD 21218-2640 [isabelagarces97@gmail.com](mailto:isabelagarces97@gmail.com)

## Leva, Anthony F (City Council)

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**From:** nicholas.mayr88@everyactioncustom.com on behalf of Nicholas Mayr <nicholas.mayr88@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 12:45 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Nicholas Mayr

224 Warren Ave Baltimore, MD 21230-3927 [nicholas.mayr88@gmail.com](mailto:nicholas.mayr88@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Sauer, Kimberly (City Council)  
**Sent:** Thursday, September 11, 2025 11:31 AM  
**To:** Leva, Anthony F (City Council)  
**Cc:** Dorsey, Ryan (City Council); Gray, Paris (City Council)  
**Subject:** Fw: Bikemore and CMTA letter on 3 Housing Ordinances  
**Attachments:** Bikemore and CMTA on 3 Housing Ordinances.pdf

FYI- not sure if they submitted this but wanted to forward it along for the bill file.

Best,

Kim Sauer (she/her)  
Chief of Staff/Director of Policy & Strategic Planning  
Office of Councilman Paris Gray, 8th District  
410-396-4818 (o) 443-934-3236 (c)

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**From:** Brian O'Malley <bomalley@cmtalliance.org>  
**Sent:** Wednesday, September 10, 2025 7:21 PM  
**To:** Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>  
**Cc:** Jed Weeks <jed@bikemore.net>  
**Subject:** Bikemore and CMTA letter on 3 Housing Ordinances

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Hello CM Gray,

Please see the attached letter jointly from Bikemore and the Central Maryland Transportation Alliance regarding three ordinances being heard by the Land Use and Transportation Committee.

Brian

Brian O'Malley

President & CEO  
Central Maryland Transportation Alliance  
(410)419-5374  
[www.cmtalliance.org](http://www.cmtalliance.org)  
@cmtalliance

## Leva, Anthony F (City Council)

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**From:** TTFitzcom@everyactioncustom.com on behalf of Terry Fitzgerald  
<TTFitzcom@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 11:30 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Councilman Schleifer,

I write to ask you to support bills #25-0062, #25-0064, and #25-0065. This is not just a message generated by a computer. We have lived in Mt Washington since 1984. My wife was born here in 1950 and lived in Mt Washington until 1970. We are concerned about the vitality of Baltimore AND we are concerned about pollution and the climate chaos. Addressing these requires new approaches to housing, including development that is oriented more to transit than to two automobiles per family. About these bills:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr Terry Fitzgerald  
1817 Sulgrave Ave Baltimore, MD 21209-4515 [TTFitzcom@yahoo.com](mailto:TTFitzcom@yahoo.com)

## Leva, Anthony F (City Council)

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**From:** torimcreynoldsmw@everyactioncustom.com on behalf of Tori McReynolds  
<torimcreynoldsmw@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 11:21 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

#25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms and allow for better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Tori McReynolds

4541 Marble Hall Rd Baltimore, MD 21239-3936 [torimcreynoldsmw@gmail.com](mailto:torimcreynoldsmw@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Nicole Hartig <max0787@gmail.com>  
**Sent:** Thursday, September 11, 2025 11:12 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Councilmembers and Council President,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

The above is a form's words, rather than my own, but I agree wholeheartedly with every word, which is why I left it as is. The path to a vibrant, thriving city is through localized employment opportunities, and the only way those opportunities can become a sustainable reality is through growing a sufficient population base, especially one not reliant on cars for transportation. Baltimore City can't achieve this through the inherent sprawl and low density of SFH dominance. We need more dense housing options, and I support any bill which targets that goal.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs. Nicole Hartig  
2917 Glenmore Ave Baltimore, MD 21214-1709  
[max0787@gmail.com](mailto:max0787@gmail.com)



## Leva, Anthony F (City Council)

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**From:** Lillian Mitchell <lillian.mitchell@gmail.com>  
**Sent:** Thursday, September 11, 2025 11:07 AM  
**To:** Testimony  
**Subject:** Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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----- Forwarded message -----

**From:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Date:** Thu, Sep 11, 2025 at 9:29 AM  
**Subject:** Re: Support for CB #25-0062, CB #25-0064, CB #25-0065  
**To:** [lillian.mitchell@gmail.com](mailto:lillian.mitchell@gmail.com) <[lillian.mitchell@gmail.com](mailto:lillian.mitchell@gmail.com)>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov).

Thank you,  
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen  
Baltimore City Council  
[100 Holliday Street, Room 400](#)  
[Baltimore, MD 21202](#)  
[Office: \(410\) 396-4804](#)

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**From:** [lillian.mitchell@everyactionadvocacy.com](mailto:lillian.mitchell@everyactionadvocacy.com) <[lillian.mitchell@everyactionadvocacy.com](mailto:lillian.mitchell@everyactionadvocacy.com)> on behalf of Lillian Mitchell <[lillian.mitchell@everyactionadvocacy.com](mailto:lillian.mitchell@everyactionadvocacy.com)>  
**Sent:** Wednesday, September 10, 2025 8:01 PM  
**To:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. I am eager to see more design flexibility and corresponding housing for families - both owners and renters.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Lillian Mitchell

[101 Park Ln Baltimore, MD 21210-2326](mailto:lillian.mitchell@gmail.com)

[lillian.mitchell@gmail.com](mailto:lillian.mitchell@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Emily Riehl <eriehl@jhu.edu>  
**Sent:** Thursday, September 11, 2025 10:47 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I'm a homeowner and was previously a renter in Baltimore city.

I hope to live here for a long time and in the future would like to see greater density, great affordability, better public transportation, better pedestrian infrastructure, and more services. Mandatory parking minimums get away from this.

I say this as someone who has to park on the street and knows it can be difficult. It's okay to make the cost of owning a car a little bit more expensive if we're also supporting car free live styles (eg with neighborhood supermarkets). I hope in a decade I have to pay for parking in a parking garage because my neighborhood (Mount Vernon) is more dense. I think greater development would bring benefits to outweigh the inconvenience of less parking, even for neighborhood residents.

Emily Riehl

--

Kelly Miller Professor of Mathematics (she/her) Johns Hopkins University [emilyriehl.github.io](https://emilyriehl.github.io)

**Leva, Anthony F (City Council)**

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**From:** Joanna Kriss <joannanicolekriss@gmail.com>  
**Sent:** Thursday, September 11, 2025 10:43 AM  
**To:** Testimony  
**Subject:** Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Good morning,

Please see my statement below.

Best,  
Joanna Kriss

Begin forwarded message:

**From:** "Cohen, Zeke (City Council)" <Zeke.Cohen@baltimorecity.gov>  
**Date:** September 11, 2025 at 9:46:53 AM EDT  
**To:** joannanicolekriss@gmail.com  
**Subject:** Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

[testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov)

## Leva, Anthony F (City Council)

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**From:** Laurie Wilmot <laurieaw101@comcast.net>  
**Sent:** Thursday, September 11, 2025 10:39 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen and Council Member Jones,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. This will help increase natural light and improve indoor air quality that are both important for human health!

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods. This should help Baltimore continue to grow the population.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result. There are already exemptions in place in Baltimore. Developers can decide based on the projected demand how much parking to build.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Laurie Wilmot  
824 N Calvert St Apt 516 Baltimore, MD 21202-4994  
[laurieaw101@comcast.net](mailto:laurieaw101@comcast.net)

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## Leva, Anthony F (City Council)

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**From:** Meredith Purvis <meredithpurvis@gmail.com>  
**Sent:** Thursday, September 11, 2025 10:27 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to grow, it has to be a city where people at every stage of life can put down roots—whether that’s young families, single people just starting out, or professionals who want to stay and invest here. Bill #25-0062 makes it easier to design buildings with layouts that work for more people—apartments with more bedrooms, more windows, and better airflow.

Much of our housing was built before today’s bulk and yard rules came into play. Bill #25-0064 would update those rules so we can build a wider range of housing types—both larger and smaller homes—so people with different incomes and needs can find the right fit in more neighborhoods.

Parking is one of the biggest costs in building new housing, and the city’s minimum requirements only make it more expensive. They raise rents and home prices for everyone, even those who don’t own a car. They also take up space that could be used for housing or small businesses, and they make neighborhoods less walkable. Bill #25-0065 would remove those outdated rules and let builders or homeowners decide how much parking makes sense. Cities that have taken this step have seen housing become more affordable, neighborhoods more walkable, and local businesses stronger.

Together, these three bills line up with the city’s comprehensive plan and move us toward a Baltimore that’s more affordable, more walkable, and more welcoming for everyone who wants to call it home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Meredith Purvis  
[3020 N Calvert St Baltimore, MD 21218-3965](https://www.baltimorecity.gov/locations/default/standard/3020-n-calvert-st)  
[meredithpurvis@gmail.com](mailto:meredithpurvis@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Jay Lazar <loparjay@gmail.com>  
**Sent:** Thursday, September 11, 2025 10:24 AM  
**To:** Testimony  
**Subject:** CB #25-0062, CB #25-0064, CB #25-0065

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To whom it may concern,

I, Jay Lazar, resident of Baltimore City for 21 years, wish to submit testimony in support of bills CB #25-0062, CB #25-0064, CB #25-0065.

In short, Baltimore has the potential to be a world class city and destination for residents and tourists once our reliance on cars and our prioritization for cars can take a back seat to the well being of people. The health, business, transportation and desirability benefits are overwhelmingly in support of better walkability, reduced emissions, transportation equity and investment that can only be made possible when we no longer prioritize the automobile over human beings. Yes, there will be noise from those resistant to change and mired in a bygone era and environment that no longer exists. It's quite honestly why we are in the climate crisis no longer at our doorsteps, but within the confines of what we used to call safe.

Please put any financial interests bestowed on you by the fossil fuel and auto based development lobbies aside and represent your constituents and their best interests. Support CB #25-0062, CB #25-0064, CB #25-0065.

Sincerely,  
Jay Lazar  
Baltimore 21215

## Leva, Anthony F (City Council)

---

**From:** webarringer@everyactioncustom.com on behalf of Whitney Barringer  
<webarringer@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 10:22 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Whitney Barringer  
760 Melville Ave Baltimore, MD 21218-2553 [webarringer@gmail.com](mailto:webarringer@gmail.com)



## Leva, Anthony F (City Council)

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**From:** glawson@everyactioncustom.com on behalf of Greg Lawson  
<glawson@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 10:07 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Greg Lawson  
2601 N Howard St Baltimore, MD 21218-4666 [glawson@railstotrails.org](mailto:glawson@railstotrails.org)

## Leva, Anthony F (City Council)

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**From:** Tony DeFranco <tonydefranco@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:57 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Honorable City Councilmembers:

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Tony DeFranco  
520 Park Ave Apt 505 Baltimore, MD 21201-4780  
[tonydefranco@gmail.com](mailto:tonydefranco@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** aibrahim2k2@everyactioncustom.com on behalf of Ali Ibrahim <aibrahim2k2@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 9:51 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ali Ibrahim  
221 S Chapel St Baltimore, MD 21231-2604 [aibrahim2k2@gmail.com](mailto:aibrahim2k2@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Abigail Eisley <abigail.eisley@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:45 AM  
**To:** Testimony  
**Subject:** Support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Abigail Eisley  
5817 Merville Ave Baltimore, MD 21215-4157  
[abigail.eisley@gmail.com](mailto:abigail.eisley@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Drew Beier <dbeier@smp-architects.com>  
**Sent:** Thursday, September 11, 2025 9:44 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Drew Beier  
1115 Riverside Ave Baltimore, MD 21230-4119  
[dbeier@smp-architects.com](mailto:dbeier@smp-architects.com)

**Drew Beier, AIA**  
Project Architect + Principal  
O:410.685.3582 x132  
C:443.928.3145

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Schamu Machowski + Patterson  
Architecture | Interiors



## Leva, Anthony F (City Council)

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**From:** Ethan Horn <ethanchorn@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:41 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ethan Horn  
332 E University Pkwy Baltimore, MD 21218-2845  
[ethanchorn@gmail.com](mailto:ethanchorn@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Alexanderthezhu@everyactioncustom.com on behalf of Alex Zhu  
<Alexanderthezhu@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 9:38 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Alex Zhu  
107 S Castle St Baltimore, MD 21231-1919 [Alexanderthezhu@gmail.com](mailto:Alexanderthezhu@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** kphilipsen@everyactioncustom.com on behalf of Klaus Philipsen  
<kphilipsen@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 9:37 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Land Use and Transportation are closely intertwined. The three bills in question support better land use which in turn will make it easier to have effective transit.

The bulk and yard requirements have prevented or complicated many adaptive re-use projects in Baltimore as I know from my own experience as an architect.

Many projects are built with too much parking because of antiquated requirements. The provision of the parking has increased the cost of projects and contributes to high housing cost. Let the market decide how much they want to build except in TOD zones where we should have caps.

All three of these bills are consistent the comprehensive plan, and will work to reduce vacant buildings, vacant lots and boost our tax base

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Klaus Philipsen  
1100 Wicomico St Baltimore, MD 21230-2063 [kphilipsen@archplan.com](mailto:kphilipsen@archplan.com)

## Leva, Anthony F (City Council)

---

**From:** Peter Griffith <pcgriffith@mac.com>  
**Sent:** Thursday, September 11, 2025 9:36 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Peter Griffith  
2412 Ken Oak Rd Baltimore, MD 21209-4310  
[pcgriffith@mac.com](mailto:pcgriffith@mac.com)

## Leva, Anthony F (City Council)

---

**From:** Mary Rayme <wvgirl26241@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:36 AM  
**To:** Testimony  
**Subject:** In favor of bills #25-0062, #25-0064, and #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mary Rayme  
3216 Chesley Ave Baltimore, MD 21234-7816  
[wvgirl26241@gmail.com](mailto:wvgirl26241@gmail.com)

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## Leva, Anthony F (City Council)

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**From:** Theodore Wilhite <theodore.wilhite@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:28 AM  
**To:** Testimony  
**Subject:** Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I really love Baltimore and want it to stay affordable so I can grow my family here. Please pass all the housing bills asap!!!

You're doing such important work rising to the biggest challenge of our times.

Teddy

----- Forwarded message -----

**From:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Date:** Thu, Sep 11, 2025 at 9:08 AM  
**Subject:** Re: Support for CB #25-0062, CB #25-0064, CB #25-0065  
**To:** [theodore.wilhite@gmail.com](mailto:theodore.wilhite@gmail.com) <[theodore.wilhite@gmail.com](mailto:theodore.wilhite@gmail.com)>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov).

Thank you,  
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen  
Baltimore City Council  
[100 Holliday Street, Room 400](#)  
[Baltimore, MD 21202](#)  
[Office: \(410\) 396-4804](#)

---

**From:** [theodore.wilhite@everyactionadvocacy.com](mailto:theodore.wilhite@everyactionadvocacy.com) <[theodore.wilhite@everyactionadvocacy.com](mailto:theodore.wilhite@everyactionadvocacy.com)> on behalf of Theodore Wilhite <[theodore.wilhite@everyactionadvocacy.com](mailto:theodore.wilhite@everyactionadvocacy.com)>  
**Sent:** Wednesday, September 10, 2025 3:04 PM  
**To:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Theodore Wilhite

[3123 Crittenton Pl Baltimore, MD 21211-2719](mailto:3123CrittentonPlBaltimoreMD21211-2719)

[theodore.wilhite@gmail.com](mailto:theodore.wilhite@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Jack Shock <jackshck@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:21 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Good morning,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jack Shock  
[935 N Calvert St Baltimore, MD 21202-3733](https://www.baltimorecity.gov/locations/default/standard/935-n-calvert-st)  
[jackshck@gmail.com](mailto:jackshck@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Ivan Ginsberg <iginsberg10@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:17 AM  
**To:** Testimony  
**Subject:** Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council Members,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ivan Ginsberg  
2704 E Fairmount Ave Baltimore, MD 21224-1237  
[iginsberg10@gmail.com](mailto:iginsberg10@gmail.com)

--

Ivan Ginsberg  
Finance Associate at Center for American Progress

<https://www.americanprogress.org/>  
[iginsberg10@gmail.com](mailto:iginsberg10@gmail.com) | 917-613-7111



## Leva, Anthony F (City Council)

---

**From:** loparjay@everyactioncustom.com on behalf of Jay Lazar  
<loparjay@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 9:17 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr Jay Lazar  
5506 Rusk Ave Baltimore, MD 21215-4133  
[loparjay@gmail.com](mailto:loparjay@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Chris Plano <chris.e.plano@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:16 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Chris Plano  
[4202 Elsrode Ave](#) [Baltimore, MD 21214-3105](#)

## Leva, Anthony F (City Council)

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**From:** Kennedy Smith <kennedy@ilsr.org>  
**Sent:** Thursday, September 11, 2025 9:15 AM  
**To:** Testimony  
**Subject:** Testimony in support of Council Bill 25-0065  
**Attachments:** 2025-09-11 - Baltimore City Council re parking minimums.pdf

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Kennedy Smith  
Senior Researcher  
Institute for Local Self-Reliance

[ILSR](#) | [LinkedIn](#) | [BlueSky](#)

## Leva, Anthony F (City Council)

---

**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Thursday, September 11, 2025 9:07 AM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** Health Commissioner Letter of Support.pdf

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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

Other / Non Listed

Name	Monica Guerrero Vazquez
Affiliation	Johns Hopkins University/Centro SOL
Email	mguerre3@jhmi.edu
Phone Number	(443) 447-4404
Address	3609 Woodlea Ave, Baltimore, MD, 21224
Position	Support
Type of Testimony	Written
Upload Testimony	<a href="#">Health Commissioner Letter of Support.pdf</a>

## Leva, Anthony F (City Council)

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**From:** iginsberg10@everyactioncustom.com on behalf of Ivan Ginsberg <iginsberg10@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:56 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Ivan Ginsberg

2704 E Fairmount Ave Baltimore, MD 21224-1237 [iginsberg10@gmail.com](mailto:iginsberg10@gmail.com)

## Leva, Anthony F (City Council)

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**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Thursday, September 11, 2025 8:50 AM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** PJC 25-0065 FAV.pdf

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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name Matt Hill

Affiliation Public Justice Center

Email [hillm@publicjustice.org](mailto:hillm@publicjustice.org)

Phone Number (410) 625-9409

Address 201 N. Charles St., Ste 1200, baltimore, md, 21201

Position Support

Type of Testimony Both

Upload Testimony [PJC 25-0065 FAV.pdf](#)

## Leva, Anthony F (City Council)

---

**From:** paigecspencer@everyactioncustom.com on behalf of Paige Spencer  
<paigecspencer@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:48 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Paige Spencer  
309 E 29th St Baltimore, MD 21218-4118  
[paigecspencer@gmail.com](mailto:paigecspencer@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** paigecspencer@everyactioncustom.com on behalf of Paige Spencer  
<paigecspencer@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:48 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Paige Spencer  
309 E 29th St Baltimore, MD 21218-4118  
[paigecspencer@gmail.com](mailto:paigecspencer@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** paigecspencer@everyactioncustom.com on behalf of Paige Spencer  
<paigecspencer@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:48 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Paige Spencer  
309 E 29th St Baltimore, MD 21218-4118  
[paigecspencer@gmail.com](mailto:paigecspencer@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** dahous1@everyactioncustom.com on behalf of David House <dahous1@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:46 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr David House  
710 S Beechfield Ave Baltimore, MD 21229-4423 [dahous1@umbc.edu](mailto:dahous1@umbc.edu)

## Leva, Anthony F (City Council)

---

**From:** j@everyactioncustom.com on behalf of Jared Nielsen <j@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:33 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr Jared Nielsen  
1915 Fairbank Rd Baltimore, MD 21209-3621 [j@diy.email](mailto:j@diy.email)

## Leva, Anthony F (City Council)

---

**From:** beckman.colin@everyactioncustom.com on behalf of Colin Beckman  
<beckman.colin@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:30 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr. Colin Beckman  
1606 Barclay St Baltimore, MD 21202-2909 [beckman.colin@gmail.com](mailto:beckman.colin@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** chris.e.plano@everyactioncustom.com on behalf of Chris Plano  
<chris.e.plano@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:20 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Chris Plano  
4202 Elsrode Ave Baltimore, MD 21214-3105 [chris.e.plano@gmail.com](mailto:chris.e.plano@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** chris.e.plano@everyactioncustom.com on behalf of Chris Plano  
<chris.e.plano@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 8:19 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Chris Plano  
4202 Elsrode Ave Baltimore, MD 21214-3105 [chris.e.plano@gmail.com](mailto:chris.e.plano@gmail.com)

## Leva, Anthony F (City Council)

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**From:** reillyfurellis@everyactioncustom.com on behalf of Reilly Furellis  
<reillyfurellis@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 7:59 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Reilly Furellis  
3241 Chestnut Ave Baltimore, MD 21211-2718 [reillyfurellis@gmail.com](mailto:reillyfurellis@gmail.com)

## Leva, Anthony F (City Council)

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**From:** bobwag@everyactioncustom.com on behalf of Bob Wagner  
<bobwag@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 7:14 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Bob Wagner  
3337 Falls Rd Baltimore, MD 21211-2404  
[bobwag@gmail.com](mailto:bobwag@gmail.com)



## Leva, Anthony F (City Council)

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**From:** proteusyo@everyactioncustom.com on behalf of Yo Kumm  
<proteusyo@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 7:07 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Yo Kumm

1106 Roland Heights Ave Baltimore, MD 21211-1240 [proteusyo@gmail.com](mailto:proteusyo@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** abbysnail@everyactioncustom.com on behalf of Abigail Martin  
<abbysnail@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 7:03 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Abigail Martin  
1632 Hollins St Baltimore, MD 21223-2429 [abbysnail@gmail.com](mailto:abbysnail@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Alex Andelsman <AAndelsman@marylandbuilders.org>  
**Sent:** Thursday, September 11, 2025 7:01 AM  
**To:** Testimony  
**Subject:** MBIA Letter of Support Bill 25-0065  
**Attachments:** MBIA Letter of Support Bill 25-0065.docx

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Good Morning,

Please accept the attached as MBIA's testimony for Bill 25-0065. Thank you for your time and consideration.

Best,

Alex Andelsman  
Government Affairs Manager  
[aandelsman@marylandbuilders.org](mailto:aandelsman@marylandbuilders.org)  
[Maryland Building Industry Association](#)  
[11825 W. Market Place](#)  
[Fulton, MD 20759](#)  
Office: [301-476-4136](tel:301-476-4136)  
Mobile: [301-461-2384](tel:301-461-2384)

## Leva, Anthony F (City Council)

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**From:** pkmorrell@everyactioncustom.com on behalf of Peter Morrill  
<pkmorrell@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 6:30 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Peter Morrill  
217 W 27th St Baltimore, MD 21211-3002  
[pkmorrell@gmail.com](mailto:pkmorrell@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** rjarmenti@everyactioncustom.com on behalf of Robert Armenti  
<rjarmenti@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 6:27 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Robert Armenti  
4100 N Charles St Apt 309 Baltimore, MD 21218-1058 [rjarmenti@hotmail.com](mailto:rjarmenti@hotmail.com)

## Leva, Anthony F (City Council)

---

**From:** heatherhax@everyactioncustom.com on behalf of Heather Hax  
<heatherhax@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 5:55 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I have read the message below and I endorse this campaign. Walkable and bikeable cities are key to quality of life

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Heather Hax  
1442 Redfern Ave Baltimore, MD 21211-1529 [heatherhax@gmail.com](mailto:heatherhax@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** agrube@everyactioncustom.com on behalf of Alex Grube  
<agrube@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 5:15 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Alex Grube  
124 W Clement St Baltimore, MD 21230-4237 [agrube@gmail.com](mailto:agrube@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** lezleekay@everyactioncustom.com on behalf of Leslie Kopchinski  
<lezleekay@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 4:46 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Leslie Kopchinski  
4638 Harcourt Rd Baltimore, MD 21214-3338 [lezleekay@gmail.com](mailto:lezleekay@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** eriehl@everyactioncustom.com on behalf of Emily Riehl  
<eriehl@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 4:00 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr Emily Riehl  
22 W Chase St Baltimore, MD 21201-5405  
[eriehl@jhu.edu](mailto:eriehl@jhu.edu)

## Leva, Anthony F (City Council)

---

**From:** jgellersw@everyactioncustom.com on behalf of Judith Geller  
<jgellersw@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 12:39 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Judith Geller  
3143 Abell Ave Baltimore, MD 21218-3412 [jgellersw@aol.com](mailto:jgellersw@aol.com)

## Leva, Anthony F (City Council)

---

**From:** isaakmertz@everyactioncustom.com on behalf of Isaak Mertz  
<isaakmertz@everyactioncustom.com>  
**Sent:** Thursday, September 11, 2025 12:13 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Isaak Mertz  
645 N Paca St Baltimore, MD 21201-1919  
[isaakmertz@gmail.com](mailto:isaakmertz@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** cdemario42@everyactioncustom.com on behalf of Caleb DeMario <cdemario42@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 11:27 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Caleb DeMario  
3204 Rosekemp Ave Baltimore, MD 21214-3211 [cdemario42@gmail.com](mailto:cdemario42@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Wednesday, September 10, 2025 11:24 PM  
**To:** rdorsey  
**Cc:** Leva, Anthony F (City Council); Nicholes, Ash (City Council); Weiss, Sumner (City Council)  
**Subject:** Re: Land Use & Transportation Committee - written testimony

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Councilman Dorsey,

Were these pieces of testimony received and distributed successfully?

Mike...

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Sun, Sep 7, 2025, at 10:17 PM, Michael Scepaniak wrote:

Attached, please find testimony on behalf of BaltPOP to be considered in the upcoming Land Use & Transportation Committee hearings regarding the following bills:

- Bill 25-0062 (Building Code – Single Exit From Residential Occupancy)
- Bill 25-0064 (Zoning – Bulk And Yard Requirements – Amendments)
- Bill 25-0065 (Zoning – Eliminating Off-street Parking Requirements)

Please confirm receipt. Thank you for your time and efforts. Good luck!

Mike....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Thu, Aug 28, 2025, at 11:07 AM, Weiss, Sumner (City Council) wrote:

Best to send it in a couple of days before. But the earlier, the better- it will give committee members more time to review.

---

**Sumner Weiss (he/him)**



Baltimore City Council

Director of Legislative Affairs  
Councilman Ryan Dorsey  
Baltimore City Council, District 3  
[sumner.weiss@baltimorecity.gov](mailto:sumner.weiss@baltimorecity.gov)  
(410) 396-4812

---

**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Tuesday, August 26, 2025 4:16 PM  
**To:** rdorsey <Ryan.Dorsey@baltimorecity.gov>  
**Cc:** Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>; Weiss, Sumner (City Council) <Sumner.Weiss@baltimorecity.gov>; Nicholes, Ash (City Council) <Ash.Nicholes@baltimorecity.gov>  
**Subject:** Re: Land Use & Transportation Committee - written testimony

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Thank you. Is there a deadline other than "before the hearing starts"? Or do you need it by EOD one or two days before?

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Tue, Aug 26, 2025, at 3:34 PM, rdorsey wrote:

Send them as a PDF attachment to me at this address and CC the three others I've CC'd here.

Ryan Dorsey  
Baltimore City Council  
District 3  
o [410-396-4812](tel:410-396-4812)  
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

---

**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Tuesday, August 26, 2025 1:47:50 PM  
**To:** rdorsey <Ryan.Dorsey@baltimorecity.gov>  
**Subject:** Land Use & Transportation Committee - written testimony

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Councilmember Dorsey,

We'd like to submit written testimony in support of the bills being considered in the Land Use & Transportation Committee on September 11th and 18th. What are the procedures for doing that? To whom should I send the testimony and by when? I don't see instructions posted for these meetings or prior meetings. Thank you.

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

**Attachments:**

- Baltimore City Bill 25-0065 Testimony (Zoning – Eliminating Off-street Parking Requirements) 20250907.pdf
- Baltimore City Bill 25-0064 Testimony (Zoning – Bulk And Yard Requirements – Amendments) 20250907.pdf
- Baltimore City Bill 25-0062 Testimony (Building Code – Single Exit From Residential Occupancy) 20250907.pdf

## Leva, Anthony F (City Council)

---

**From:** dreichley@everyactioncustom.com on behalf of Dave Reichley  
<dreichley@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 11:13 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Dave Reichley  
3809 Keswick Rd Baltimore, MD 21211-2244 [dreichley@gmail.com](mailto:dreichley@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** abigail.eisley@everyactioncustom.com on behalf of Abigail Eisley  
<abigail.eisley@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 11:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Abigail Eisley  
5817 Merville Ave Baltimore, MD 21215-4157 [abigail.eisley@gmail.com](mailto:abigail.eisley@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** njacobtobias@everyactioncustom.com on behalf of Noah Tobias  
<njacobtobias@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 11:01 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Noah Tobias  
202 E Read St Baltimore, MD 21202-3703  
[njacobtobias@gmail.com](mailto:njacobtobias@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** vanessakelly331@everyactioncustom.com on behalf of Vanessa Kelly <vanessakelly331@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 10:43 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Vanessa Kelly  
4505 Parkmont Ave Baltimore, MD 21206-2757 [vanessakelly331@gmail.com](mailto:vanessakelly331@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jithiny@everyactioncustom.com on behalf of Jithin Yohannan  
<jithiny@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 10:28 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jithin Yohannan  
5 S Linwood Ave Baltimore, MD 21224-2245 [jithiny@gmail.com](mailto:jithiny@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** max0787@everyactioncustom.com on behalf of Nicole Hartig <max0787@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 10:22 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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The above is a form's words, rather than my own, but I agree wholeheartedly with every word, which is why I left it as is. The path to a vibrant, thriving city is through localized employment opportunities, and the only way those opportunities can become a sustainable reality is through growing a sufficient population base, especially one not reliant on cars for transportation. Baltimore City can't achieve this through the inherent sprawl and low density of SFH dominance. We need more dense housing options, and I support any bill which targets that goal.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs. Nicole Hartig  
2917 Glenmore Ave Baltimore, MD 21214-1709 [max0787@gmail.com](mailto:max0787@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** antigonemydear@everyactioncustom.com on behalf of Aaeron Robb  
<antigonemydear@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 10:13 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Aaeron Robb  
6130 Chinquapin Pkwy Baltimore, MD 21239-1905 [antigonemydear@gmail.com](mailto:antigonemydear@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** tojjones@everyactioncustom.com on behalf of Tyler Jones  
<tojjones@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 10:00 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I want a Baltimore where development is possible, where our streets and buildings aren't half-allocated to car storage, where people want to move, live, work and start a family. I hope you will support these bills and future bills that encourage affordable housing, development, and transit. Thank you!

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Tyler Jones  
3028 Abell Ave Baltimore, MD 21218-3912 [tojjones@gmail.com](mailto:tojjones@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** kristiewoods79@everyactioncustom.com on behalf of K Woods <kristiewoods79@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:56 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

K Woods

1212 N Calvert St # 4 Baltimore, MD 21202-4877 [kristiewoods79@gmail.com](mailto:kristiewoods79@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** jackshck@everyactioncustom.com on behalf of Jack Shock  
<jackshck@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:46 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jack Shock  
935 N Calvert St Baltimore, MD 21202-3733 [jackshck@gmail.com](mailto:jackshck@gmail.com)

## Leva, Anthony F (City Council)

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**From:** kreedpetty@everyactioncustom.com on behalf of Kate Petty  
<kreedpetty@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Kate Petty  
1901 Park Ave Baltimore, MD 21217-4830  
[kreedpetty@gmail.com](mailto:kreedpetty@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** efurigab9@everyactioncustom.com on behalf of Eloise Brown <efurigab9@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:35 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs Eloise Brown  
705 Glen Allen Dr Baltimore, MD 21229-1423 [efurigab9@gmail.com](mailto:efurigab9@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jbfertig@everyactioncustom.com on behalf of Justin Fertig  
<jbfertig@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:29 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments, while lowering construction costs. These lower costs will provide an added incentive for developers to pursue and complete projects that would otherwise not be built, especially on smaller infill lots.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs for a particular property or project. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Justin Fertig  
1101 Falls Hill Dr Baltimore, MD 21211-1618 [jbfertig@yahoo.com](mailto:jbfertig@yahoo.com)

## Leva, Anthony F (City Council)

---

**From:** laurieaw101@everyactioncustom.com on behalf of Laurie Wilmot <laurieaw101@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:26 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. This will help increase natural light and improve indoor air quality that are both important for human health!

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods. This should help Baltimore continue to grow the population.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result. There are already exemptions in place in Baltimore. Developers can decide based on the projected demand how much parking to build.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Laurie Wilmot

824 N Calvert St Apt 516 Baltimore, MD 21202-4994 [laurieaw101@comcast.net](mailto:laurieaw101@comcast.net)

## Leva, Anthony F (City Council)

---

**From:** j.thrul@everyactioncustom.com on behalf of Johannes Thrul  
<j.thrul@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:23 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Johannes Thrul  
3163 Keswick Rd Baltimore, MD 21211-2737 [j.thrul@gmail.com](mailto:j.thrul@gmail.com)

## Leva, Anthony F (City Council)

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**From:** ethanchorn@everyactioncustom.com on behalf of Ethan Horn  
<ethanchorn@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:17 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ethan Horn  
332 E University Pkwy Baltimore, MD 21218-2845 [ethanchorn@gmail.com](mailto:ethanchorn@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** zkaufman43@everyactioncustom.com on behalf of Zachary Kaufman <zkaufman43@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:09 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Zachary Kaufman  
510 E Fort Ave Baltimore, MD 21230-4751 [zkaufman43@gmail.com](mailto:zkaufman43@gmail.com)



## Leva, Anthony F (City Council)

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**From:** kbar720@everyactioncustom.com on behalf of Katherine Barrett Zywan <kbar720@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 9:00 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Katherine Barrett Zywan  
3914 Beech Ave Baltimore, MD 21211-2224 [kbar720@aol.com](mailto:kbar720@aol.com)

## Leva, Anthony F (City Council)

---

**From:** meredithpurvis@everyactioncustom.com on behalf of Meredith Purvis  
<meredithpurvis@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:51 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to grow, it has to be a city where people at every stage of life can put down roots—whether that’s young families, single people just starting out, or professionals who want to stay and invest here. Bill #25-0062 makes it easier to design buildings with layouts that work for more people—apartments with more bedrooms, more windows, and better airflow.

Much of our housing was built before today’s bulk and yard rules came into play. Bill #25-0064 would update those rules so we can build a wider range of housing types—both larger and smaller homes—so people with different incomes and needs can find the right fit in more neighborhoods.

Parking is one of the biggest costs in building new housing, and the city’s minimum requirements only make it more expensive. They raise rents and home prices for everyone, even those who don’t own a car. They also take up space that could be used for housing or small businesses, and they make neighborhoods less walkable. Bill #25-0065 would remove those outdated rules and let builders or homeowners decide how much parking makes sense. Cities that have taken this step have seen housing become more affordable, neighborhoods more walkable, and local businesses stronger. Together, these three bills line up with the city’s comprehensive plan and move us toward a Baltimore that’s more affordable, more walkable, and more welcoming for everyone who wants to call it home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Meredith Purvis  
3020 N Calvert St Baltimore, MD 21218-3965 [meredithpurvis@gmail.com](mailto:meredithpurvis@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ufdelcastillo@everyactioncustom.com on behalf of Ursula Fernandez del Castillo  
<ufdelcastillo@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:42 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ursula Fernandez del Castillo  
1 S Collington Ave Baltimore, MD 21231-2012 [ufdelcastillo@gmail.com](mailto:ufdelcastillo@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** pcgriffith@everyactioncustom.com on behalf of Peter Griffith  
<pcgriffith@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Peter Griffith  
2412 Ken Oak Rd Baltimore, MD 21209-4310 [pcgriffith@mac.com](mailto:pcgriffith@mac.com)

## Leva, Anthony F (City Council)

---

**From:** dave@everyactioncustom.com on behalf of David Zielnicki PLA  
<dave@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:37 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

As a professional landscape architect and urban designer living and working in Baltimore, I urge you to consider the great benefit these bills pose to the livability and beauty of our City. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. David Zielnicki PLA  
604 W 34th St Baltimore, MD 21211-2603  
[dave@unknownstudio.la](mailto:dave@unknownstudio.la)

## Leva, Anthony F (City Council)

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**From:** gtaylor@everyactioncustom.com on behalf of gregory taylor  
<gtaylor@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:22 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
mr gregory taylor  
4321 Mainfield Ave Baltimore, MD 21214-2840 [gtaylor@umaryland.edu](mailto:gtaylor@umaryland.edu)

## Leva, Anthony F (City Council)

---

**From:** Jed Weeks <jed@bikemore.net>  
**Sent:** Wednesday, September 10, 2025 8:21 PM  
**To:** Testimony  
**Subject:** Fwd: Bikemore and CMTA letter on 3 Housing Ordinances  
**Attachments:** Bikemore and CMTA on 3 Housing Ordinances.pdf

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sent from mobile

----- Forwarded message -----

**From:** Brian O'Malley <[bomalley@cmtalliance.org](mailto:bomalley@cmtalliance.org)>  
**Date:** Wed, Sep 10, 2025, 19:16  
**Subject:** Bikemore and CMTA letter on 3 Housing Ordinances  
**To:** rdorsey <[ryan.dorsey@baltimorecity.gov](mailto:ryan.dorsey@baltimorecity.gov)>  
**Cc:** Jed Weeks <[jed@bikemore.net](mailto:jed@bikemore.net)>, Eric Norton <[enorton@cmtalliance.org](mailto:enorton@cmtalliance.org)>

Hello Chair Dorsey,

Please see the attached letter jointly from Bikemore and the Central Maryland Transportation Alliance.

Brian

Brian O'Malley

President & CEO

Central Maryland Transportation Alliance

(410)419-5374

[www.cmtalliance.org](http://www.cmtalliance.org)

@cmtalliance

## Leva, Anthony F (City Council)

---

**From:** krystina.b.alfano@everyactioncustom.com on behalf of Krystina Alfano  
<krystina.b.alfano@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:20 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Krystina Alfano  
216 E Lafayette Ave Baltimore, MD 21202-2835 [krystina.b.alfano@gmail.com](mailto:krystina.b.alfano@gmail.com)



## Leva, Anthony F (City Council)

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**From:** jayxshao@everyactioncustom.com on behalf of Jay Shao  
<jayxshao@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:14 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Jay Shao

1327 Medfield Ave Baltimore, MD 21211-1526 [jayxshao@protonmail.com](mailto:jayxshao@protonmail.com)

## Leva, Anthony F (City Council)

---

**From:** matthewmaterkowski@everyactioncustom.com on behalf of Matthew Materkowski  
<matthewmaterkowski@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:08 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Matthew Materkowski

319 Hawthorne Rd Baltimore, MD 21210-2302 [matthewmaterkowski@gmail.com](mailto:matthewmaterkowski@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** wvgirl26241@everyactioncustom.com on behalf of Mary Rayme <wvgirl26241@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:04 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mary Rayme  
3216 Chesley Ave Baltimore, MD 21234-7816 [wvgirl26241@gmail.com](mailto:wvgirl26241@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** barret.i.rus@everyactioncustom.com on behalf of Barret Rus  
<barret.i.rus@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Barret Rus  
1211 S Conkling St Baltimore, MD 21224-5341 [barret.i.rus@gmail.com](mailto:barret.i.rus@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** lillian.mitchell@everyactioncustom.com on behalf of Lillian Mitchell  
<lillian.mitchell@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 8:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. I am eager to see more design flexibility and corresponding housing for families - both owners and renters.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Lillian Mitchell  
101 Park Ln Baltimore, MD 21210-2326  
[lillian.mitchell@gmail.com](mailto:lillian.mitchell@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** bone3246@everyactioncustom.com on behalf of John Williams <bone3246@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:56 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. John Williams  
408 Montrose Ave Catonsville, MD 21228-5615 [bone3246@yahoo.com](mailto:bone3246@yahoo.com)

## Leva, Anthony F (City Council)

---

**From:** jbyrne1@everyactioncustom.com on behalf of Luke Byrne <jbyrne1@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:46 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Luke Byrne  
801 S Lakewood Ave Baltimore, MD 21224-3843 [jbyrne1@umbc.edu](mailto:jbyrne1@umbc.edu)

## Leva, Anthony F (City Council)

---

**From:** natalie.spicyn@everyactioncustom.com on behalf of natalie spicyn  
<natalie.spicyn@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:45 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. natalie spicyn  
3933 Keswick Rd Baltimore, MD 21211-2227 [natalie.spicyn@gmail.com](mailto:natalie.spicyn@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** anna.ellis2222@everyactioncustom.com on behalf of Anna Ellis <anna.ellis2222@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:41 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Anna Ellis  
1207 W 40th St Baltimore, MD 21211-1726 [anna.ellis2222@gmail.com](mailto:anna.ellis2222@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** grantcorley@everyactioncustom.com on behalf of Grant Corley  
<grantcorley@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:34 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Grant Corley  
113 N Ellwood Ave Baltimore, MD 21224-1308 [grantcorley@gmail.com](mailto:grantcorley@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** kneel@everyactioncustom.com on behalf of Neil Cooler  
<kneel@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:33 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I'm including the text from Bikemore below, but to drive this home I am a resident in your district that supports all three of these bills as I believe they will improve the city's density and affordability, with lower impacts to the environment.

Thank you!

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Neil Cooler

2706 N Calvert St Baltimore, MD 21218-4404 [kneel@digitaldefection.net](mailto:kneel@digitaldefection.net)

## Leva, Anthony F (City Council)

---

**From:** MattOberdier@everyactioncustom.com on behalf of Matt Oberdier  
<MattOberdier@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:27 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Matt Oberdier  
1010 McDonogh St Baltimore, MD 21205-1110 [MattOberdier@HotMail.com](mailto:MattOberdier@HotMail.com)

## Leva, Anthony F (City Council)

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**From:** maehanzlik@everyactioncustom.com on behalf of Aravind Boddupalli  
<maehanzlik@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:12 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Aravind Boddupalli  
1819 Eutaw Pl Baltimore, MD 21217-6101  
[maehanzlik@gmail.com](mailto:maehanzlik@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** lynn timer.moore@everyactioncustom.com on behalf of Carolyn Moore  
<lynn timer.moore@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:11 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Carolyn Moore  
843 Powers St Baltimore, MD 21211-2511  
[lynn timer.moore@gmail.com](mailto:lynn timer.moore@gmail.com)

## Leva, Anthony F (City Council)

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**From:** ryanjeffries91@everyactioncustom.com on behalf of Ryan Jeffries <ryanjeffries91@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:06 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ryan Jeffries  
1314 Valley St Baltimore, MD 21202-5614 [ryanjeffries91@gmail.com](mailto:ryanjeffries91@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** rowhawn@everyactioncustom.com on behalf of Rohan Pathare  
<rowhawn@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:05 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Rohan Pathare  
2830 Maryland Ave Baltimore, MD 21218-4028 [rowhawn@gmail.com](mailto:rowhawn@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** dbeier@everyactioncustom.com on behalf of Drew Beier  
<dbeier@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Drew Beier

1115 Riverside Ave Baltimore, MD 21230-4119 [dbeier@smp-architects.com](mailto:dbeier@smp-architects.com)

## Leva, Anthony F (City Council)

---

**From:** tonydefranco@everyactioncustom.com on behalf of Tony Defranco  
<tonydefranco@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Tony Defranco  
520 Park Ave Apt 505 Baltimore, MD 21201-4780 [tonydefranco@gmail.com](mailto:tonydefranco@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** paigecspencer@everyactioncustom.com on behalf of Paige Spencer  
<paigecspencer@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:01 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Paige Spencer  
309 E 29th St Baltimore, MD 21218-4118  
[paigecspencer@gmail.com](mailto:paigecspencer@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jflec415@everyactioncustom.com on behalf of Jordan Fleck <jflec415@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 6:59 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jordan Fleck  
320 S Gilmore St Baltimore, MD 21223-3161 [jflec415@hotmail.com](mailto:jflec415@hotmail.com)

## Leva, Anthony F (City Council)

---

**From:** noppenbd@everyactioncustom.com on behalf of David Noppenberger  
<noppenbd@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 6:59 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
David Noppenberger  
327 E 30th St Baltimore, MD 21218-3933  
[noppenbd@gmail.com](mailto:noppenbd@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** joannanicolekriss@everyactioncustom.com on behalf of Joanna Kriss  
<joannanicolekriss@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 6:27 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Joanna Kriss  
625 Oldham St Baltimore, MD 21224-4521  
[joannanicolekriss@gmail.com](mailto:joannanicolekriss@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** babyruth0300@everyactioncustom.com on behalf of Tyler Ruth <babyruth0300@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 6:20 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Tyler Ruth  
242 S Bouldin St Baltimore, MD 21224-2315 [babyruth0300@gmail.com](mailto:babyruth0300@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Wednesday, September 10, 2025 5:35 PM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** Health Care for the Homeless Testimony\_CCB 25-0064 - Bulk and Yard Requirements.pdf

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### Testify Before the Baltimore City Council

---

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Joanna Diamond
Affiliation	Health Care for the Homeless (Baltimore)
Email	<a href="mailto:jdiamond@hchmd.org">jdiamond@hchmd.org</a>
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Written
Upload Testimony	<a href="#">Health Care for the Homeless Testimony_CCB 25-0064 - Bulk and Yard Requirements.pdf</a>





## Leva, Anthony F (City Council)

---

**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Wednesday, September 10, 2025 5:36 PM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** Health Care for the Homeless Testimony\_CCB 25-0065 - Eliminating Off-Street Parking Requirements.pdf

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---

### Testify Before the Baltimore City Council

---

On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Joanna Diamond
Affiliation	Health Care for the Homeless (Baltimore)
Email	<a href="mailto:jdiamond@hchmd.org">jdiamond@hchmd.org</a>
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Written
Upload Testimony	<a href="#">Health Care for the Homeless Testimony_CCB 25-0065 - Eliminating Off-Street Parking Requirements.pdf</a>



## Leva, Anthony F (City Council)

---

**From:** justinduvall@everyactioncustom.com on behalf of Justin Duvall  
<justinduvall@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 4:00 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Justin Duvall  
1418 Mill Race Rd Baltimore, MD 21211-2325 [justinduvall@gmail.com](mailto:justinduvall@gmail.com)

**Leva, Anthony F (City Council)**

---

**From:** Jody Landers <jodylanders3@gmail.com>  
**Sent:** Wednesday, September 10, 2025 3:59 PM  
**To:** Testimony  
**Subject:** Statement Opposing CCB 25-0064 and 25-0065  
**Attachments:** The Case Against Zoning Bills 25-0064, 25-0065.pdf

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I am hereby submitting my statement opposing the passage of the CCB bills 25-0064 and 25-0065. The bills are scheduled for a hearing in front of the Land Use Committee, on Thursday, Sept. 11th at 10:00 am.

Jody Landers

## Leva, Anthony F (City Council)

---

**From:** theodore.wilhite@everyactioncustom.com on behalf of Theodore Wilhite  
<theodore.wilhite@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 3:04 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Theodore Wilhite

3123 Crittenton Pl Baltimore, MD 21211-2719 [theodore.wilhite@gmail.com](mailto:theodore.wilhite@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Maria Pecora <maria.elena.pecora@gmail.com>  
**Sent:** Wednesday, September 10, 2025 12:46 PM  
**To:** Testimony  
**Subject:** Fwd: Please Oppose Transfer Station Relocation

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Thanks,

Maria Pecora

----- Forwarded message -----

**From:** Maria Pecora <[maria.elena.pecora@gmail.com](mailto:maria.elena.pecora@gmail.com)>  
**Date:** Wed, Sep 10, 2025 at 12:04 PM  
**Subject:** Please Oppose Transfer Station Relocation  
**To:** <[zeke.cohen@baltimorecity.gov](mailto:zeke.cohen@baltimorecity.gov)>

Dear Council President Cohen,

I am writing as a resident of Baltimore to urge you to oppose the relocation of the city's transfer station. This decision would have a direct impact on neighborhoods in Districts 2, 4, 6, 9, and 10 — all of which already host existing transfer stations. Relocation would place an unnecessary burden on our communities, while also diverting public funds toward paying rent to a private company.

Instead, I strongly encourage you to support the original idea: if redevelopment plans for Sisson West prove satisfactory, the City should sell that land and use the proceeds to upgrade existing facilities. This approach would not only modernize infrastructure but also deliver direct benefits to residents in your district and throughout Baltimore.

Please prioritize a plan that improves services for constituents rather than outsourcing public responsibility. I urge you to stand with residents and oppose relocation.

Thank you for your time and leadership.

Sincerely,

Maria Pecora

109 W Monument St

Baltimore, MD 21201



## Leva, Anthony F (City Council)

---

**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Wednesday, September 10, 2025 10:29 AM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** Testimony 25-0065 Removing Off-Street Reqs.pdf

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---

### Testify Before the Baltimore City Council

---

On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name Leila Kohler-Frueh

Affiliation Habitat Chesapeake

Email [lfrueh@habitatchesapeake.org](mailto:lfrueh@habitatchesapeake.org)

Phone Number (443) 297-5241

Address 3741 Commerce Drive, Suite 309, Baltimore, MD, 21227

Position Support

Type of Testimony Written

Upload Testimony [Testimony 25-0065 Removing Off-Street Reqs.pdf](#)

## Leva, Anthony F (City Council)

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**From:** Blanchard, Zachary (City Council)  
**Sent:** Wednesday, September 10, 2025 9:59 AM  
**To:** 2ST; Testimony; Torrence, James (City Council); Cohen, Zeke (City Council); Schleifer, Isaac (City Council)  
**Subject:** Re: Bill 25-0064

Stephen,

Thank you for reaching out with your concern. To clarify one point, there is effectively no change to building height under 25-0064. The only change is to allow 45 feet height limits for rowhomes on widest streets as "By Right," rather than "Conditional by [Zoning] Board." This conditional use is already always approved by the zoning board, so there is no real change to the outcome, outside of a little less red tape for the homeowner.



**Zac Blanchard**  
Councilmember, District 11  
Office: (410) 396-4816

---

**From:** 2ST <shtopping@gmail.com>  
**Sent:** Wednesday, September 10, 2025 9:12 AM  
**To:** Testimony <Testimony@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>  
**Subject:** Bill 25-0064

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City Leaders,

Please submit my testimony for the record.

Respectfully,

Stephen Topping  
Federal Hill Resident

**Leva, Anthony F (City Council)**

---

**From:** Joan Floyd <joanlfloyd@hotmail.com>  
**Sent:** Wednesday, September 10, 2025 9:14 AM  
**To:** Testimony  
**Subject:** Bill 25-0064 -- Two Opposition Documents  
**Attachments:** Bill 25-0064 -- Rebuttal of Planning Report.pdf; Bill 25-0064 -- Some Questions.pdf

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To the Land Use Committee:

Attached please find two documents for distribution to the Committee before tomorrow's hearing, and for inclusion in the official bill file.

- Joan Floyd, 2828 N. Howard Street

## Leva, Anthony F (City Council)

---

**From:** 2ST <shtopping@gmail.com>  
**Sent:** Wednesday, September 10, 2025 9:13 AM  
**To:** Testimony; Torrence, James (City Council); Cohen, Zeke (City Council); Schleifer, Isaac (City Council); Blanchard, Zachary (City Council)  
**Subject:** Bill 25-0064  
**Attachments:** Bill 25-0064.pdf

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City Leaders,

Please submit my testimony for the record.

Respectfully,

Stephen Topping  
Federal Hill Resident

## Leva, Anthony F (City Council)

---

**From:** me@everyactioncustom.com on behalf of Youssef Mahmoud  
<me@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:56 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Youssef Mahmoud  
33 N Potomac St Baltimore, MD 21224-1336 [me@eusseph.org](mailto:me@eusseph.org)

## Leva, Anthony F (City Council)

---

**From:** serra.sippel@everyactioncustom.com on behalf of Serra Sippel  
<serra.sippel@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:52 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Serra Sippel  
21 W Hughes St Baltimore, MD 21230-3843 [serra.sippel@gmail.com](mailto:serra.sippel@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** sethzgold@everyactioncustom.com on behalf of Seth Goldberg  
<sethzgold@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 7:17 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Seth Goldberg  
614 S Potomac St Baltimore, MD 21224-3907 [sethzgold@gmail.com](mailto:sethzgold@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** emily.g.raymond@everyactioncustom.com on behalf of Emily McDonnell  
<emily.g.raymond@everyactioncustom.com>  
**Sent:** Wednesday, September 10, 2025 2:54 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs. Emily McDonnell  
117 S Exeter St Baltimore, MD 21202-4501 [emily.g.raymond@gmail.com](mailto:emily.g.raymond@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** Paul Converse <teklemikel@yahoo.com>  
**Sent:** Tuesday, September 9, 2025 10:00 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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**From:** teklemikel@everyactionadvocacy.com <teklemikel@everyactionadvocacy.com> on behalf of Paul Converse <teklemikel@everyactionadvocacy.com>  
**Sent:** Monday, September 8, 2025 8:34 PM  
**To:** Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Paul Converse

601 Stamford Rd Baltimore, MD 21229-2340  
teklemikel@yahoo.com

## Leva, Anthony F (City Council)

---

**From:** jeffreykrum@everyactioncustom.com on behalf of Jeff Krum  
<jeffreykrum@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 5:38 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jeff Krum  
524 Canton Ct Baltimore, MD 21224-3969  
[jeffreykrum@hotmail.com](mailto:jeffreykrum@hotmail.com)

## Leva, Anthony F (City Council)

---

**From:** Savarese, Brandy (City Council)  
**Sent:** Tuesday, September 9, 2025 5:17 PM  
**To:** Jed Weeks, GRIA Land Use Chair; Testimony  
**Cc:** rdorsey; Gray, Paris (City Council); Blanchard, Zachary (City Council)  
**Subject:** RE: LOS for 25-0062, 25-0064, 25-0065

Thank you, GRIA. I have flagged your message for CM Blanchard's awareness.



### Brandy Savarese

Chief of Staff, District 11

[Zac Blanchard, Councilmember](#)

Office: (410) 396-4816

Mobile: (443) 845-9298

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---

**From:** Jed Weeks, GRIA Land Use Chair <landuse@griaonline.org>  
**Sent:** Tuesday, September 9, 2025 3:49 PM  
**To:** Testimony <Testimony@baltimorecity.gov>  
**Cc:** rdorsey <Ryan.Dorsey@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>  
**Subject:** LOS for 25-0062, 25-0064, 25-0065

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Please find attached a letter of support for CBs 25- 0062, 0064, and 0065 from the Greater Remington Improvement Association.

The GRIA Land Use Committee met to evaluate these bills for consistency with the Remington Neighborhood Plan on September 3rd and voted unanimously in support. This vote was affirmed by the GRIA Board of Directors this week.

If you have any questions, please let me know.

--

Jed Weeks, Land Use Chair

 **GRIA**  
[www.griaonline.org](http://www.griaonline.org)

## Leva, Anthony F (City Council)

---

**From:** Murphy, Louisa <lmurphy@1919ic.com>  
**Sent:** Tuesday, September 9, 2025 4:44 PM  
**To:** Darlene Townsend  
**Cc:** Testimony  
**Subject:** RE: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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It was [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov) – I sent this to that address (in addition to a few others)!

Louisa Murphy  
Business Development Officer  
1919 Investment Counsel

O: 410-454-3141 | M: 410-963-4829

[www.1919ic.com](http://www.1919ic.com)

---

**From:** Darlene Townsend <ddtownsend@mac.com>  
**Sent:** Tuesday, September 9, 2025 2:48 PM  
**To:** Murphy, Louisa (1919ic) <lmurphy@1919ic.com>  
**Subject:** Re: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

Thanks for this, Louisa. There was an additional email address given somewhere along the way to have the testimony officially recorded, as I recall. Let me know if you want me to dig that up for you.

Darlene

On Sep 9, 2025, at 11:39 AM, Murphy, Louisa <[lmurphy@1919ic.com](mailto:lmurphy@1919ic.com)> wrote:

Dear Honorable Council President Cohen,

Please add my letter (below these comments) to the legislative files for each Bill referenced in the subject. I first sent this letter in July, but for whatever reason, it has yet to be included in the testimony.

Also, I am adding a link, below, to a recent Washington Post article which points out that the “national housing shortage” is actually isolated to three cities (Baltimore is NOT one of them) and that demographics and current construction projects will soon remedy those shortages.  
<https://www.washingtonpost.com/opinions/2025/09/01/construction-housing-affordability-yimby-zoning/>

I don't know if you listened to the Planning Commission's recent call on these Bills, but if not, you should know that almost every comment came from someone who first identified themselves as black or brown and then went on to list the ways these Bills will negatively impact them. Many pointed out that disadvantaged neighborhoods will be disproportionately hurt by a Bill pretending to remedy the negative genesis of Single Family Zoning, while actually creating further inequities.

Finally, it's clear that in Baltimore, the only areas where demand exceeds supply are in those zoned R-1A through R-1E. So, rather than dismantling what's actually working, why don't you create more Single Family zones?

My original letter is below. Thank you for adding it to the testimony.

-Louisa

Louisa Murphy  
102 Gittings Avenue  
Baltimore, Maryland 21212  
410-963-4829

---

**From:** Murphy, Louisa (1919ic)  
**Sent:** Tuesday, July 15, 2025 5:11 PM  
**To:** [Ryan.Dorsey@baltimorecity.gov](mailto:Ryan.Dorsey@baltimorecity.gov); [Sharon.Middleton@baltimorecity.gov](mailto:Sharon.Middleton@baltimorecity.gov); [CouncilPresident@BaltimoreCity.gov](mailto:CouncilPresident@BaltimoreCity.gov); [paris.gray@baltimorecity.gov](mailto:paris.gray@baltimorecity.gov); [zachary.blanchard@baltimorecity.gov](mailto:zachary.blanchard@baltimorecity.gov)  
**Cc:** Conway, Mark (City Council) <[mark.conway@baltimorecity.gov](mailto:mark.conway@baltimorecity.gov)>  
**Subject:** Opposition to COUNCIL BILL 25-0066

**Dear Members of the Baltimore City Council,**

I am a longtime resident of the historic Bellona-Gittings neighborhood, and I am writing to express my **strong opposition to City Council Bill 25-0066**, which would allow low-density multifamily dwelling units in areas currently zoned for single-family residences. I also oppose the related Bills 25-0064 and 25-0065, which would eliminate off-street parking requirements and reduce bulk and yard standards.

My family and I have lived on Gittings Avenue for 30 years. We chose this neighborhood specifically because of its single-family zoning, which has helped foster a close-knit, community-oriented environment. Bellona-Gittings experiences very low crime rates and maintains high property values compared to more densely zoned areas of the city.

While I recognize the national shortage of multifamily housing, Baltimore's more pressing issue is the lack of well-maintained, desirable single-family homes. The city already has numerous areas zoned for higher density (R-5 to R-10), making further rezoning unnecessary. Additionally, there are many vacant and abandoned properties already zoned for multifamily use that could be rehabilitated. I urge the Council to focus efforts on revitalizing those areas instead.

Is it the Council's intention to eliminate all areas in Baltimore City zoned exclusively for single-family dwellings? If so, what are the anticipated impacts on property values? It would be reasonable to anticipate values in neighborhoods impacted by your Bill to decline due to increased supply without a corresponding rise in demand—unless demand is artificially inflated by zoning changes that attract financial investors or absentee landlords. In that case, short-term price increases could come at the cost of long-term harm to historic neighborhoods and the communities they support.

The homes in my neighborhood are zoned R1-E and if that is changed to allow for greater density, MANY residents will move to the Country in search of less housing density. Please do NOT pass this terrible Bill #25-0066.

Thank you for your attention to this matter.

Sincerely,  
Louisa Murphy  
102 Gitting Avenue, Baltimore 21212

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## Leva, Anthony F (City Council)

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**From:** Raanan Barach <sbarach@gmail.com>  
**Sent:** Tuesday, September 9, 2025 3:56 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Baltimore City Council Members and Land Use and Transportation Committee,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Raanan Barach  
[2722 Guilford Ave Baltimore, MD 21218-4415](https://www.baltimorecity.gov/2722-Guilford-Ave)  
[sbarach@gmail.com](mailto:sbarach@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** Jed Weeks, GRIA Land Use Chair <landuse@griaonline.org>  
**Sent:** Tuesday, September 9, 2025 3:49 PM  
**To:** Testimony  
**Cc:** rdorsey; Gray, Paris (City Council); Blanchard, Zachary (City Council)  
**Subject:** LOS for 25-0062, 25-0064, 25-0065  
**Attachments:** LOS - 3 Land Use Bills .pdf

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Please find attached a letter of support for CBs 25- 0062, 0064, and 0065 from the Greater Remington Improvement Association.

The GRIA Land Use Committee met to evaluate these bills for consistency with the Remington Neighborhood Plan on September 3rd and voted unanimously in support. This vote was affirmed by the GRIA Board of Directors this week.

If you have any questions, please let me know.

--

Jed Weeks, Land Use Chair



[www.griaonline.org](http://www.griaonline.org)

## Leva, Anthony F (City Council)

---

**From:** Helki Philipsen <philipsen6@gmail.com>  
**Sent:** Tuesday, September 9, 2025 3:16 PM  
**To:** Testimony  
**Subject:** : Support for CB #25-0062, CB #25-0064, CB #25-0065

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I grew up in Baltimore, recently started a family here, and have owned a home in Hunting Ridge since 2020. I strongly support this legislation. Our zoning code is outdated and exclusionary and these changes are much needed. Property owners will always have an interest in maximizing their property value, but it is self-defeating to prioritize Individual gain over the health of the city and our neighbors. This is classic crab pot behavior and it holds our city back.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Helki Sillah  
851 Glen Allen Dr Baltimore, MD 21229-1425

Sent from my iPhone

## Leva, Anthony F (City Council)

---

**From:** sbarach@everyactioncustom.com on behalf of Raanan Barach  
<sbarach@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 3:16 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Raanan Barach  
2722 Guilford Ave Baltimore, MD 21218-4415 [sbarach@gmail.com](mailto:sbarach@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** philipsen6@everyactioncustom.com on behalf of Helki Sillah <philipsen6@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 12:36 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Helki Sillah  
851 Glen Allen Dr Baltimore, MD 21229-1425 [philipsen6@gmail.com](mailto:philipsen6@gmail.com)

## Leva, Anthony F (City Council)

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**From:** abeckerfly@everyactioncustom.com on behalf of Abby Becker  
<abeckerfly@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 12:29 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Abby Becker  
3510 Greenmount Ave Baltimore, MD 21218-2508 [abeckerfly@gmail.com](mailto:abeckerfly@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Mead, Nancy (City Council)  
**Sent:** Tuesday, September 9, 2025 11:53 AM  
**To:** Office of Council Services  
**Subject:** FW: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066



OFFICE OF COUNCIL SERVICES

Nancy M. Mead  
*Director*  
*Office of Council Services*

100 N. Holliday Street  
Baltimore, MD 21202  
[nancy.mead@baltimorecity.gov](mailto:nancy.mead@baltimorecity.gov)

Office: (410) 446-7962  
Mobile: (803) 371-6872

---

**From:** Murphy, Louisa <lmurphy@1919ic.com>  
**Sent:** Tuesday, September 9, 2025 11:39 AM  
**To:** Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Cc:** Mead, Nancy (City Council) <Nancy.Mead@baltimorecity.gov>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; neighborhoodsforzoning@gmail.com; Darlene Townsend <ddtownsend@mac.com>  
**Subject:** Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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Dear Honorable Council President Cohen,

Please add my letter (below these comments) to the legislative files for each Bill referenced in the subject. I first sent this letter in July, but for whatever reason, it has yet to be included in the testimony.

Also, I am adding a link, below, to a recent Washington Post article which points out that the “national housing shortage” is actually isolated to three cities (Baltimore is NOT one of them) and that demographics and current construction projects will soon remedy those shortages.

<https://www.washingtonpost.com/opinions/2025/09/01/construction-housing-affordability-yimby-zoning/>

I don't know if you listened to the Planning Commission's recent call on these Bills, but if not, you should know that almost every comment came from someone who first identified themselves as black or brown and then went on to list the ways these Bills will negatively impact them. Many pointed out that disadvantaged

neighborhoods will be disproportionately hurt by a Bill pretending to remedy the negative genesis of Single Family Zoning, while actually creating further inequities.

Finally, it's clear that in Baltimore, the only areas where demand exceeds supply are in those zoned R-1A through R-1E. So, rather than dismantling what's actually working, why don't you create more Single Family zones?

My original letter is below. Thank you for adding it to the testimony.

-Louisa

Louisa Murphy  
102 Gittings Avenue  
Baltimore, Maryland 21212  
410-963-4829

---

**From:** Murphy, Louisa (1919ic)  
**Sent:** Tuesday, July 15, 2025 5:11 PM  
**To:** [Ryan.Dorsey@baltimorecity.gov](mailto:Ryan.Dorsey@baltimorecity.gov); [Sharon.Middleton@baltimorecity.gov](mailto:Sharon.Middleton@baltimorecity.gov); [CouncilPresident@BaltimoreCity.gov](mailto:CouncilPresident@BaltimoreCity.gov); [paris.gray@baltimorecity.gov](mailto:paris.gray@baltimorecity.gov); [zachary.blanchard@baltimorecity.gov](mailto:zachary.blanchard@baltimorecity.gov)  
**Cc:** Conway, Mark (City Council) <[mark.conway@baltimorecity.gov](mailto:mark.conway@baltimorecity.gov)>  
**Subject:** Opposition to COUNCIL BILL 25-0066

**Dear Members of the Baltimore City Council,**

I am a longtime resident of the historic Bellona-Gittings neighborhood, and I am writing to express my **strong opposition to City Council Bill 25-0066**, which would allow low-density multifamily dwelling units in areas currently zoned for single-family residences. I also oppose the related Bills 25-0064 and 25-0065, which would eliminate off-street parking requirements and reduce bulk and yard standards.

My family and I have lived on Gittings Avenue for 30 years. We chose this neighborhood specifically because of its single-family zoning, which has helped foster a close-knit, community-oriented environment. Bellona-Gittings experiences very low crime rates and maintains high property values compared to more densely zoned areas of the city.

While I recognize the national shortage of multifamily housing, Baltimore's more pressing issue is the lack of well-maintained, desirable single-family homes. The city already has numerous areas zoned for higher density (R-5 to R-10), making further rezoning unnecessary. Additionally, there are many vacant and abandoned properties already zoned for multifamily use that could be rehabilitated. I urge the Council to focus efforts on revitalizing those areas instead.

Is it the Council's intention to eliminate all areas in Baltimore City zoned exclusively for single-family dwellings? If so, what are the anticipated impacts on property values? It would be reasonable to anticipate values in neighborhoods impacted by your Bill to decline due to increased supply without a corresponding rise

in demand—unless demand is artificially inflated by zoning changes that attract financial investors or absentee landlords. In that case, short-term price increases could come at the cost of long-term harm to historic neighborhoods and the communities they support.

The homes in my neighborhood are zoned R1-E and if that is changed to allow for greater density, MANY residents will move to the Country in search of less housing density. Please do NOT pass this terrible Bill #25-0066.

Thank you for your attention to this matter.

Sincerely,

Louisa Murphy

102 Gitting Avenue, Baltimore 21212

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## Leva, Anthony F (City Council)

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**From:** Murphy, Louisa <lmurphy@1919ic.com>  
**Sent:** Tuesday, September 9, 2025 11:50 AM  
**To:** Testimony  
**Cc:** Cohen, Zeke (City Council)  
**Subject:** FW: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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Please include the letter below in the testimony for these Bills.

Thanks,

Louisa Murphy

---

**From:** Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Sent:** Tuesday, September 9, 2025 11:46 AM  
**To:** Murphy, Louisa (1919ic) <lmurphy@1919ic.com>  
**Subject:** Re: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov).

Thank you,

Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen  
Baltimore City Council  
100 Holliday Street, Room 400  
Baltimore, MD 21202  
Office: (410) 396-4804

**From:** Murphy, Louisa <[lmurphy@1919ic.com](mailto:lmurphy@1919ic.com)>  
**Sent:** Tuesday, September 9, 2025 11:39 AM  
**To:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Cc:** Mead, Nancy (City Council) <[Nancy.Mead@baltimorecity.gov](mailto:Nancy.Mead@baltimorecity.gov)>; Brandon M Scott <[brandonm.scott@baltimorecity.gov](mailto:brandonm.scott@baltimorecity.gov)>; [neighborhoodsforzoning@gmail.com](mailto:neighborhoodsforzoning@gmail.com) <[neighborhoodsforzoning@gmail.com](mailto:neighborhoodsforzoning@gmail.com)>; Darlene Townsend <[ddtownsend@mac.com](mailto:ddtownsend@mac.com)>  
**Subject:** Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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Dear Honorable Council President Cohen,

Please add my letter (below these comments) to the legislative files for each Bill referenced in the subject. I first sent this letter in July, but for whatever reason, it has yet to be included in the testimony.

Also, I am adding a link, below, to a recent Washington Post article which points out that the “national housing shortage” is actually isolated to three cities (Baltimore is NOT one of them) and that demographics and current construction projects will soon remedy those shortages.

<https://www.washingtonpost.com/opinions/2025/09/01/construction-housing-affordability-yimby-zoning/>

I don’t know if you listened to the Planning Commission’s recent call on these Bills, but if not, you should know that almost every comment came from someone who first identified themselves as black or brown and then went on to list the ways these Bills will negatively impact them. Many pointed out that disadvantaged neighborhoods will be disproportionately hurt by a Bill pretending to remedy the negative genesis of Single Family Zoning, while actually creating further inequities.

Finally, it’s clear that in Baltimore, the only areas where demand exceeds supply are in those zoned R-1A through R-1E. So, rather than dismantling what’s actually working, why don’t you create more Single Family zones?

My original letter is below. Thank you for adding it to the testimony.

-Louisa

Louisa Murphy  
102 Gittings Avenue  
Baltimore, Maryland 21212  
410-963-4829

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**From:** Murphy, Louisa (1919ic)  
**Sent:** Tuesday, July 15, 2025 5:11 PM  
**To:** [Ryan.Dorsey@baltimorecity.gov](mailto:Ryan.Dorsey@baltimorecity.gov); [Sharon.Middleton@baltimorecity.gov](mailto:Sharon.Middleton@baltimorecity.gov); [CouncilPresident@BaltimoreCity.gov](mailto:CouncilPresident@BaltimoreCity.gov); [paris.gray@baltimorecity.gov](mailto:paris.gray@baltimorecity.gov); [zachary.blanchard@baltimorecity.gov](mailto:zachary.blanchard@baltimorecity.gov)

Cc: Conway, Mark (City Council) <[mark.conway@baltimorecity.gov](mailto:mark.conway@baltimorecity.gov)>

Subject: Opposition to COUNCIL BILL 25-0066

Dear Members of the Baltimore City Council,

I am a longtime resident of the historic Bellona-Gittings neighborhood, and I am writing to express my **strong opposition to City Council Bill 25-0066**, which would allow low-density multifamily dwelling units in areas currently zoned for single-family residences. I also oppose the related Bills 25-0064 and 25-0065, which would eliminate off-street parking requirements and reduce bulk and yard standards.

My family and I have lived on Gittings Avenue for 30 years. We chose this neighborhood specifically because of its single-family zoning, which has helped foster a close-knit, community-oriented environment. Bellona-Gittings experiences very low crime rates and maintains high property values compared to more densely zoned areas of the city.

While I recognize the national shortage of multifamily housing, Baltimore's more pressing issue is the lack of well-maintained, desirable single-family homes. The city already has numerous areas zoned for higher density (R-5 to R-10), making further rezoning unnecessary. Additionally, there are many vacant and abandoned properties already zoned for multifamily use that could be rehabilitated. I urge the Council to focus efforts on revitalizing those areas instead.

Is it the Council's intention to eliminate all areas in Baltimore City zoned exclusively for single-family dwellings? If so, what are the anticipated impacts on property values? It would be reasonable to anticipate values in neighborhoods impacted by your Bill to decline due to increased supply without a corresponding rise in demand—unless demand is artificially inflated by zoning changes that attract financial investors or absentee landlords. In that case, short-term price increases could come at the cost of long-term harm to historic neighborhoods and the communities they support.

The homes in my neighborhood are zoned R1-E and if that is changed to allow for greater density, MANY residents will move to the Country in search of less housing density. Please do NOT pass this terrible Bill #25-0066.

Thank you for your attention to this matter.

Sincerely,  
Louisa Murphy  
102 Gitting Avenue, Baltimore 21212

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## Leva, Anthony F (City Council)

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**From:** Joshua Black <jjblack91@gmail.com>  
**Sent:** Tuesday, September 9, 2025 11:48 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

If Baltimore wants to grow, it has to be a place where young families can put down roots. Bill #25-0062 moves us in that direction—allowing more flexible building designs that can actually fit multiple bedrooms and bring in more light and airflow. Families shouldn't have to leave the city just to find livable space.

Our zoning rules are also stuck in the past. Most of our housing was built before the current bulk and yard requirements, and those rules now block the diversity of housing types the city needs. Bill #25-0064 would fix that, making it possible to build both bigger and smaller homes. That flexibility means more choices for households across incomes and life stages, and more neighborhoods where people can actually find the kind of housing they need.

And then there's parking. Right now, outdated minimums drive up housing costs, even for residents who don't own cars. Worse, they swallow up land that could go to housing or local businesses, replacing walkable streets with car storage. Bill #25-0065 would put an end to these arbitrary requirements and let builders and homeowners decide what parking is actually needed. Cities that have done this are already seeing lower housing costs, more walkable neighborhoods, and stronger small business districts.

These three bills aren't just common sense—they're aligned with Baltimore's own comprehensive plan. Together, they're a real chance to make the city more affordable, more walkable, and more welcoming to families.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Joshua Black  
Baltimore, MD 21230  
[jjblack91@gmail.com](mailto:jjblack91@gmail.com)

## Leva, Anthony F (City Council)

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**From:** jjblack91@everyactioncustom.com on behalf of Joshua Black <jjblack91@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 11:42 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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These three bills aren't just common sense—they're aligned with Baltimore's own comprehensive plan. Together, they're a real chance to make the city more affordable, more walkable, and more welcoming to families.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Joshua Black  
1110 Key Hwy Unit 419 Baltimore, MD 21230-5038 [jjblack91@gmail.com](mailto:jjblack91@gmail.com)

## Leva, Anthony F (City Council)

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**From:** imessien@everyactioncustom.com on behalf of Ime Essien  
<imessien@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 10:10 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ime Essien  
338 E University Pkwy Baltimore, MD 21218-2960 [imessien@gmail.com](mailto:imessien@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Lynnsey O'Rourke <lynnseyeorourke@gmail.com>  
**Sent:** Tuesday, September 9, 2025 9:53 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Lynnsey O'Rourke  
2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804  
[lynnseyeorourke@gmail.com](mailto:lynnseyeorourke@gmail.com)



## Leva, Anthony F (City Council)

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**From:** Graham Coreil-Allen <graham@grahamprojects.com>  
**Sent:** Tuesday, September 9, 2025 9:36 AM  
**To:** Testimony; Cohen, Zeke (City Council)  
**Cc:** Jed Weeks; rdorsey  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I am a public artist and placemaker living and working in Central and West Baltimore. I support this legislation! We need more housing and less costly parking to ensure Baltimore stays as affordable as possible for all working people, including artists like me and my team at Graham Projects.

We recently moved our headquarters to a warehouse in Station North that was a weird zone that should frankly not exist, Office-Residential. This OR zone encumbered our building with parking minimums and by right only allowed us to build less than four apartments. In order to make affordable artist work space and workforce housing, we need to get the parking minimums dropped and allowable density increased. We earned the support of the Charles North Community Association and the Greenmount West Community Association and with their endorsements the BMZA relieved us of the parking requirements and allowed us to build eight apartments.

This density bonus and parking relief make our development financially work. If we had been required to somehow find off-street parking and only built 3 huge apartments, the project would not have been financially viable and this warehouse would still be vacant. Thanks to the successful appeal, a formerly vacant building is now home to eight new apartments renting at 80% AMI, and one art company with a 10 year affordable lease.

I urge the Baltimore City Council to drop parking minimums all together so more infill development can happen!

I also agree with the other positions outlined by Bikemore:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different

incomes and needs to live in more neighborhoods.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Graham Coreil-Allen  
Public Artist & Founding Principal, Graham Projects  
101 E Trenton Street, Suite A, Baltimore, MD 21202

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**Graham Coreil-Allen**, he/him  
Public Artist & Placemaker  
[grahamprojects.com](http://grahamprojects.com)  
[graham@grahamprojects.com](mailto:graham@grahamprojects.com)  
[443-827-8806](tel:443-827-8806)

## Leva, Anthony F (City Council)

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**From:** Mark Treadwell <mark.treadwell@gmail.com>  
**Sent:** Tuesday, September 9, 2025 9:38 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Members of the City Council,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Mark Treadwell  
1835 Jackson St Baltimore, MD 21230-4737  
[mark@thetreadwells.com](mailto:mark@thetreadwells.com)

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## Leva, Anthony F (City Council)

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**From:** Jonathan Braymer <j.braymer@gmail.com>  
**Sent:** Tuesday, September 9, 2025 9:33 AM  
**To:** Testimony  
**Subject:** Testimony

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Dear Council President Zeke Cohen,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jonathan Braymer  
3134 Berkshire Rd Baltimore, MD 21214-3404  
[j.braymer@gmail.com](mailto:j.braymer@gmail.com)

## Leva, Anthony F (City Council)

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**From:** f.furstenberg@everyactioncustom.com on behalf of Francois Furstenberg  
<f.furstenberg@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 9:26 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Francois Furstenberg  
2105 E Baltimore St Baltimore, MD 21231-2039 [f.furstenberg@jhu.edu](mailto:f.furstenberg@jhu.edu)

## Leva, Anthony F (City Council)

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**From:** basketman1@everyactioncustom.com on behalf of George Frazier <basketman1@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 9:23 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr George Frazier  
424 S Dallas St Baltimore, MD 21231-2325 [basketman1@gmail.com](mailto:basketman1@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** basketman1@everyactioncustom.com on behalf of George Frazier <basketman1@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 9:21 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr George Frazier  
424 S Dallas St Baltimore, MD 21231-2325 [basketman1@gmail.com](mailto:basketman1@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** carter.t.reitman@everyactioncustom.com on behalf of Carter Reitman  
<carter.t.reitman@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 8:36 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Carter Reitman  
28 N Curley St Baltimore, MD 21224-1329 [carter.t.reitman@gmail.com](mailto:carter.t.reitman@gmail.com)



## Leva, Anthony F (City Council)

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**From:** vegan47@everyactioncustom.com on behalf of Kristen Boss <vegan47@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 8:32 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Kristen Boss  
1468 Redfern Ave Baltimore, MD 21211-1529 [vegan47@yahoo.com](mailto:vegan47@yahoo.com)

## Leva, Anthony F (City Council)

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**From:** cfurellis@everyactioncustom.com on behalf of Charlie Furellis  
<cfurellis@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 8:17 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr Charlie Furellis  
3241 Chestnut Ave Baltimore, MD 21211-2718 [cfurellis@gmail.com](mailto:cfurellis@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** agaynor12@everyactioncustom.com on behalf of Adam Gaynor <agaynor12@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 8:16 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Adam Gaynor  
1100 Weldon Ave Baltimore, MD 21211-1645 [agaynor12@gmail.com](mailto:agaynor12@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** davidpgrosso@everyactioncustom.com on behalf of David Grosso  
<davidpgrosso@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 8:15 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. David Grosso  
21 W Hughes St Baltimore, MD 21230-3843 [davidpgrosso@gmail.com](mailto:davidpgrosso@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Daniel Saragnese <daniel.saragnese@gmail.com>  
**Sent:** Tuesday, September 9, 2025 6:51 AM  
**To:** Testimony; Cohen, Zeke (City Council)  
**Subject:** Fwd: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Daniel Saragnese  
3929 Cloverhill Rd Baltimore, MD 21218-1708  
[daniel.saragnese@gmail.com](mailto:daniel.saragnese@gmail.com)

## Leva, Anthony F (City Council)

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**From:** celsoguitian61@everyactioncustom.com on behalf of Celso Guitian <celsoguitian61@everyactioncustom.com>  
**Sent:** Tuesday, September 9, 2025 4:46 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Celso Guitian

2103 E Baltimore St Baltimore, MD 21231-2039 [celsoguitian61@gmail.com](mailto:celsoguitian61@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** amcozzolino@everyactioncustom.com on behalf of Aubrey Cozzolino  
<amcozzolino@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 11:25 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Greetings,

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Aubrey Cozzolino  
1050 W Fayette St Baltimore, MD 21223-1931 [amcozzolino@gmail.com](mailto:amcozzolino@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** mfjrunbike@everyactioncustom.com on behalf of Mark Johnson  
<mfjrunbike@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 11:08 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

My wife and I have received moved to Baltimore and having a walkable, affordable, and safe neighborhood to essential to our quality of life.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Mark Johnson  
4402 Roland Ave Baltimore, MD 21210-2705 [mfjrunbike@gmail.com](mailto:mfjrunbike@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** mark@everyactioncustom.com on behalf of Mark Treadwell  
<mark@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 10:30 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Mark Treadwell  
1835 Jackson St Baltimore, MD 21230-4737 [mark@thetreadwells.com](mailto:mark@thetreadwells.com)

## Leva, Anthony F (City Council)

---

**From:** jenthien@everyactioncustom.com on behalf of Jennifer Thien  
<jenthien@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 9:31 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I think one of the best ways to make the city more affordable is to reduce car dependency and encourage public transportation and other transportation alternatives. Cars are a huge expense.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Jennifer Thien  
259 S Ellwood Ave Baltimore, MD 21224-2211 [jenthien@gmail.com](mailto:jenthien@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** lynnseyeorourke@everyactioncustom.com on behalf of Lynnsey O'rourke  
<lynnseyeorourke@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 8:52 PM  
**To:** Testimony  
**Subject:** Oppose the Jones Falls Transfer Station proposal, especially without safety improvements

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Dear City Council Testimony,

I am writing in opposition to the city's proposal to relocate the Sisson Street Transfer Facility to the Potts & Callahan site along Falls Road in the Jones Falls Valley.

For years, the Mayor's Office and the Baltimore City Department of Transportation have made promises for improvements to this corridor that would make it safe for people of all ages and abilities to walk and bike from Maryland Avenue all the way to Union Avenue.

These promises included:

- 1) Widening the Jones Falls Trail to high quality trail standards between Maryland Avenue and the Round Falls switchbacks, as the trail along this section is below minimum trail width standards. Part of this proposal is currently in planning as part of the Jones Falls Gateway project.
- 2) Maintaining the closure to through traffic north of the Potts and Callahan site. This commitment was made by Mayor Scott in his first term to the Greater Remington Improvement Association to expand safe outdoor recreational space during the pandemic. Unfortunately, the commitment was broken and the road reopened. Baltimore City Department of Transportation was subsequently instructed to produce several designs including restoration of that traffic diverter, which were presented to the community with an anticipated installation timeline of 12 months. No improvements were installed.
- 3) Conversion of a small section of Falls Road and Clipper Mill Road to one-way, which would allow installation of a walking and biking sidepath on the most dangerous and narrow section of the corridor.

All three of these unrealized improvements--improvements already promised by the administration--are necessary to make the corridor safe and accessible to people of all ages and abilities walking and biking TODAY. Potential introduction of increased truck and personal vehicle traffic to the corridor with a relocation of the Sisson Street Transfer Facility makes all of these improvements even more urgent and necessary.

It's important to note that these improvements would not restrict vehicle access to any businesses or residences along the corridor. All would still be accessible by car, and via the routes currently most commonly used to access those residences and businesses. The only thing this proposal would do is prevent the most dangerous behavior on the corridor: through speeding by drivers seeking to avoid the JFX.

There is no safe path to relocation of the transfer facility to the Jones Falls Valley without all three of these improvements being installed in advance of or concurrently with relocation. Anyone supporting relocation without committing to these improvements is endorsing a plan that will injure and kill pedestrians and bicyclists.

I do not believe the proposed relocation site is a good one, but I urge you to commit to these improvements regardless of the outcome of the relocation proposal.

Sincerely,

Ms. Lynnsey O'rourke

2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804 [lynnseyeorourke@gmail.com](mailto:lynnseyeorourke@gmail.com)

(443) 980-1414

## Leva, Anthony F (City Council)

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**From:** lynnseyeorourke@everyactioncustom.com on behalf of Lynnsey ORourke  
<lynnseyeorourke@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 8:50 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Lynnsey ORourke

2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804 [lynnseyeorourke@gmail.com](mailto:lynnseyeorourke@gmail.com)

## Leva, Anthony F (City Council)

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**From:** rich.reis1@everyactioncustom.com on behalf of Richard Reis <rich.reis1@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 8:46 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Richard Reis  
103 W 39th St Apt A2 Baltimore, MD 21210-3162 [rich.reis1@gmail.com](mailto:rich.reis1@gmail.com)

## Leva, Anthony F (City Council)

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**From:** teklemikel@everyactioncustom.com on behalf of Paul Converse  
<teklemikel@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 8:34 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Paul Converse  
601 Stamford Rd Baltimore, MD 21229-2340 [teklemikel@yahoo.com](mailto:teklemikel@yahoo.com)

## Leva, Anthony F (City Council)

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**From:** kjdowdle@everyactioncustom.com on behalf of Kevin Dowdle  
<kjdowdle@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 8:14 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

We need more housing and fewer parking spaces! These bills will encourage development and will encourage people to use better transportation methods like busses, bikes, light rail, scooters, etc

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Kevin Dowdle  
3902 Fait Ave Baltimore, MD 21224-4331  
[kjdowdle@gmail.com](mailto:kjdowdle@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** j.braymer@everyactioncustom.com on behalf of Jonathan Braymer  
<j.braymer@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 7:40 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jonathan Braymer  
3134 Berkshire Rd Baltimore, MD 21214-3404 [j.braymer@gmail.com](mailto:j.braymer@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jlemke17@everyactioncustom.com on behalf of Jill Lemke <jlemke17@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 7:36 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jill Lemke  
1230 Northview Rd Baltimore, MD 21218-1443 [jlemke17@mac.com](mailto:jlemke17@mac.com)

## Leva, Anthony F (City Council)

---

**From:** corainjuly@everyactioncustom.com on behalf of Coraline Karim  
<corainjuly@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 7:19 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Coraline Karim  
318 S Regester St Baltimore, MD 21231-2417 [corainjuly@gmail.com](mailto:corainjuly@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** unklewalter@everyactioncustom.com on behalf of Jessie Unterhalter  
<unklewalter@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 7:11 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Jessie Unterhalter  
415 W 28th St Baltimore, MD 21211-3027  
[unklewalter@gmail.com](mailto:unklewalter@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** arholt2@everyactioncustom.com on behalf of Alex Holt <arholt2@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 6:51 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore predates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Alex Holt  
1190 W Northern Pkwy Apt 416 Baltimore, MD 21210-1453 [arholt2@comcast.net](mailto:arholt2@comcast.net)

## Leva, Anthony F (City Council)

---

**From:** creaston@everyactioncustom.com on behalf of Claudia Easton  
<creaston@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 6:34 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Claudia Easton  
1208 E 35th St Baltimore, MD 21218-3030 [creaston@bcps.k12.md.us](mailto:creaston@bcps.k12.md.us)

## Leva, Anthony F (City Council)

---

**From:** graham@everyactioncustom.com on behalf of Graham Coreil-Allen  
<graham@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 6:32 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I am a public artist and placemaker living and working in Central and West Baltimore. I support this legislation! We need more housing and less costly parking to ensure Baltimore stays as affordable as possible for all working people, including artists like me and my team at Graham Projects.

We recently moved our headquarters to a warehouse in Station North that was a weird zone that should frankly not exist, Office-Residential. This OR zone encumbered our building with parking minimums and by right only allowed us to build less than four apartments. In order to make affordable artist work space and workforce housing, we need to get the parking minimums dropped and allowable density increase. We earned the support of the Charles North Community Association and the Greenmount West Community Association and with their endorsements the BMZA relieved us of the parking requirements and allowed us to build eight apartments.

This density bonus and parking relief make our development financially work. If we had been required to somehow find off-street parking and only built 3 huge apartments, the project would not have been financially viable and this warehouse would still be vacant. Thanks to the successful appeal, a formerly vacant building is now home to eight new apartments renting at 80% AMI, and one art company with a 10 year affordable lease.

Now make drop parking minimums all together so more infill development can happen!

I also agree with the other positions outlined by Bikemore:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Graham Coreil-Allen

3210 Auchentoroly Ter Baltimore, MD 21217-1949 [graham@grahamprojects.com](mailto:graham@grahamprojects.com)



## Leva, Anthony F (City Council)

---

**From:** bouches@everyactioncustom.com on behalf of christopher hadley  
<bouches@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 6:25 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
christopher hadley  
3332 Beech Ave Baltimore, MD 21211-2606 [bouches@gmail.com](mailto:bouches@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ntg5040psu@everyactioncustom.com on behalf of Nate Golden  
<ntg5040psu@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 5:41 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Nate Golden  
147 N Luzerne Ave Baltimore, MD 21224-1148 [ntg5040psu@gmail.com](mailto:ntg5040psu@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** scottmessenger@everyactioncustom.com on behalf of Scott Ames-Messinger  
<scottmessenger@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 4:57 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Scott Ames-Messinger  
2503 Linden Ave Baltimore, MD 21217-4558 [scottmessenger@gmail.com](mailto:scottmessenger@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** garygillespie80@everyactioncustom.com on behalf of Gary Gillespie <garygillespie80@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 4:47 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Gary Gillespie

3206 Montebello Ter Baltimore, MD 21214-3323 [garygillespie80@gmail.com](mailto:garygillespie80@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** alvarosaltoweis@everyactioncustom.com on behalf of Alvaro Morales  
<alvarosaltoweis@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 4:15 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Alvaro Morales  
3516 Foundry Mews Baltimore, MD 21211-1472 [alvarosaltoweis@gmail.com](mailto:alvarosaltoweis@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** tcimunn@everyactioncustom.com on behalf of Tim Munn  
<tcimunn@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 4:13 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Tim Munn  
315 E 31st St Baltimore, MD 21218-3405  
[tcimunn@gmail.com](mailto:tcimunn@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ebkurtz@everyactioncustom.com on behalf of Elliott Kurtz  
<ebkurtz@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 4:07 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Elliott Kurtz  
400 W 28th St Baltimore, MD 21211-3026  
[ebkurtz@gmail.com](mailto:ebkurtz@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jonmarchione@everyactioncustom.com on behalf of Jon Marchione  
<jonmarchione@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:57 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jon Marchione  
3627 Buena Vista Ave Baltimore, MD 21211-1931 [jonmarchione@gmail.com](mailto:jonmarchione@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** Matthew Bleakney <mbleak37@gmail.com>  
**Sent:** Monday, September 8, 2025 3:45 PM  
**To:** Testimony  
**Subject:** Matthew Bleakney Comments on Bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Matthew Bleakney  
101 E Wells St Baltimore, MD 21230-4849  
[mbleak37@gmail.com](mailto:mbleak37@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** mrshophoop@everyactioncustom.com on behalf of Patricia White  
<mrshophoop@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:43 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Patricia White  
2200 E Lombard St Baltimore, MD 21231-2060 [mrshophoop@hotmail.com](mailto:mrshophoop@hotmail.com)

## Leva, Anthony F (City Council)

---

**From:** Jonathon Poliszuk <jonpoliszuk@gmail.com>  
**Sent:** Monday, September 8, 2025 3:39 PM  
**To:** Testimony  
**Subject:** Support bills #25-0062, #25-0064, and #25-0065

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Sincerely,  
Mr. Jonathon Poliszuk  
614 E 35th St Baltimore, MD 21218-2927  
[jonpoliszuk@gmail.com](mailto:jonpoliszuk@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** samantharick@everyactioncustom.com on behalf of Samantha Rick  
<samantharick@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Samantha Rick  
805 W 38th St Baltimore, MD 21211-2203  
[samantharick@gmail.com](mailto:samantharick@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** o.d.larson@everyactioncustom.com on behalf of Owen Larson  
<o.d.larson@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Owen Larson  
2027 Madison Ave Baltimore, MD 21217-3861 [o.d.larson@gmail.com](mailto:o.d.larson@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jennifer.marie.yukna@everyactioncustom.com on behalf of Jennifer Yukna  
<jennifer.marie.yukna@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:25 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Jennifer Yukna  
5207 Catalpha Rd Baltimore, MD 21214-2102 [jennifer.marie.yukna@gmail.com](mailto:jennifer.marie.yukna@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** gsb@everyactioncustom.com on behalf of George Bova  
<gsb@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:19 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
George Bova  
1000 Fell St Apt 212 Baltimore, MD 21231-3530 [gsb@telamon1.us](mailto:gsb@telamon1.us)

## Leva, Anthony F (City Council)

---

**From:** ellene4pj@everyactioncustom.com on behalf of Ellen E Barfield  
<ellene4pj@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:18 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs.

Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, bikeability, affordability, and small business climate as a result. More concentrated housing helps people live without a car and without the extra land need, paving over of greenspace, and extra pollution cars bring, along with high financial impacts, as I have for the over 28 years I have lived in the Hampden neighborhood of Baltimore. Yes we need more and better mass transit, but NOT more parking or more cars.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Ellen E Barfield  
814 Powers St Baltimore, MD 21211-2510  
[ellene4pj@yahoo.com](mailto:ellene4pj@yahoo.com)



## Leva, Anthony F (City Council)

---

**From:** acazier@everyactioncustom.com on behalf of Andrew Cazier  
<acazier@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 3:13 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Andrew Cazier  
2735 Huntingdon Ave Baltimore, MD 21211-3013 [acazier@gmail.com](mailto:acazier@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** kmr2223@everyactioncustom.com on behalf of Katrina Rodriguez <kmr2223@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:58 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

We don't need more paved parking to increase the heat, congestion, and pollution of our city. We need more SAFE walkable and bikable neighborhoods and connections. I have said this before, but if my family and I ever decide to leave Baltimore, it will be due to it's car-centric, traffic heavy, pedestrian/bike/public transportation unfriendly nature. The city has made great strides in these areas in the past five years, with more protected bike lanes in particular. Bills #25-0064 and -0065 will add to that progress.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Katrina Rodriguez  
209 W 27th St Baltimore, MD 21211-3002  
[kmr2223@cumc.columbia.edu](mailto:kmr2223@cumc.columbia.edu)

## Leva, Anthony F (City Council)

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**From:** dazzfashion@everyactioncustom.com on behalf of Derrius Cropper  
<dazzfashion@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:54 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Derrius Cropper  
203 W Read St Baltimore, MD 21201-4942  
[dazzfashion@gmail.com](mailto:dazzfashion@gmail.com)

## Leva, Anthony F (City Council)

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**From:** liz.flyntz@everyactioncustom.com on behalf of Elizabeth Flyntz  
<liz.flyntz@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:52 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I live in walkable downtown and want to encourage this area to become more populated.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Elizabeth Flyntz  
22 W Chase St Baltimore, MD 21201-5405  
[liz.flyntz@gmail.com](mailto:liz.flyntz@gmail.com)

## Leva, Anthony F (City Council)

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**From:** omaille sean@everyactioncustom.com on behalf of Sean O'Maille  
<omaille sean@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:49 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr Sean O'Maille  
1404 Union Ave Baltimore, MD 21211-1905 [omaille sean@gmail.com](mailto:omaille sean@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** dmerguerian@everyactioncustom.com on behalf of Dawn Merguerian  
<dmerguerian@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:48 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Dr. Dawn Merguerian  
815 Hollins St Baltimore, MD 21201-1003 [dmerguerian@yahoo.com](mailto:dmerguerian@yahoo.com)

## Leva, Anthony F (City Council)

---

**From:** ted@everyactioncustom.com on behalf of Winstead Rouse  
<ted@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:43 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Winstead Rouse  
1527 Lancaster St Baltimore, MD 21231-3322 [ted@heal-thy-planet.com](mailto:ted@heal-thy-planet.com)

## Leva, Anthony F (City Council)

---

**From:** Mark Armbruster <markwithnohair@gmail.com>  
**Sent:** Monday, September 8, 2025 2:32 PM  
**To:** Testimony  
**Subject:** Fwd: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

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---

**From:** [markwithnohair@everyactionadvocacy.com](mailto:markwithnohair@everyactionadvocacy.com) <[markwithnohair@everyactionadvocacy.com](mailto:markwithnohair@everyactionadvocacy.com)> on behalf of Mark Armbruster <[markwithnohair@everyactionadvocacy.com](mailto:markwithnohair@everyactionadvocacy.com)>  
**Sent:** Monday, September 8, 2025 1:02 PM  
**To:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted



comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Mark Armbruster  
4416 Eastway Baltimore, MD 21218-1101  
[markwithnohair@gmail.com](mailto:markwithnohair@gmail.com)

On September 8, 2025 at 2:21:02 PM, Cohen, Zeke (City Council) ([zeke.cohen@baltimorecity.gov](mailto:zeke.cohen@baltimorecity.gov)) wrote:

Good afternoon,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov).

Thank you,  
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen  
Baltimore City Council  
100 Holliday Street, Room 400  
Baltimore, MD 21202  
Office: (410) 396-4804

## Leva, Anthony F (City Council)

---

**From:** louisew@everyactioncustom.com on behalf of Louise Wright  
<louisew@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:32 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Louise Wright  
3202 Montebello Ter Baltimore, MD 21214-3323 [louisew@gmail.com](mailto:louisew@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Chad Epler <cjeahc@gmail.com>  
**Sent:** Monday, September 8, 2025 2:30 PM  
**To:** Testimony  
**Subject:** Fw: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Chad Epler  
2916 Dillon St Baltimore, MD 21224-4832  
[cjeahc@gmail.com](mailto:cjeahc@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Andrew Dupuy <drewdupuy@gmail.com>  
**Sent:** Monday, September 8, 2025 2:29 PM  
**To:** Testimony; rdorsey; Middleton, Sharon (City Council); Blanchard, Zachary (City Council); Gray, Paris (City Council); Bullock, John (City Council); Porter, Phylicia R.L. (City Council); Phil Lovegren  
**Cc:** Brandon M Scott; City Council President; Torrence, James (City Council); matt.hugel@midtowncommunity.org  
**Subject:** Support the Housing Options and Opportunity Act

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In re:

25-0062: would allow a single exit from new construction of a multi-unit building with six or fewer stories (hearing: 9/18)

25-0064: would allow buildings to cover more of a lot under bulk and yard requirements (hearing: 9/11)

25-0065: would eliminate off-street parking requirements (hearing: 9/11)

Position: Favor all

Dear Chair Dorsey, Vice Chair Middleton, and members of the Land Use and Transportation Committee:

As owners of a house in Bolton Hill, we strongly support the entire slate of bills in the Housing Options and Opportunity Act, including the three bills before your committee this month.

Cities, and central-city neighborhoods like ours that are located near public transit and job opportunities, need more density and a variety of affordable and accessible housing styles. (Not everyone can afford to buy and maintain 2,400-6,000 sf rowhouses that are so common in Bolton Hill and surrounding neighborhoods like Madison Park/Marble Hill and Reservoir Hill.) These five bills promote that worthy goal.

We particularly like 25-0065, the Spaces for People act, which would eliminate off-street parking requirements. Minimum Parking Requirements have a pernicious effect on walkability, bikeability, and transit viability; more surface parking detracts from neighborhood appeal and quality of life, and -- as additional impervious cover -- it also adversely affects waterways (like Chesapeake Bay) by increasing polluted runoff and increased the "heat island" effect. Parking also drives up the cost of housing.

Moreover, using Minimum Parking Requirements -- a transportation-related policy that induces more car-dependency -- is an inappropriate and inelegant proxy tool to achieve some neighborhoods' housing goals.

Single-stair reform (25-0062) is a concept that is sweeping cities around the U.S. Single-stair is allowed in Europe and elsewhere in the world, with no impact on fire safety. It allows more units to be built on the same-sized lot, and allows for more creativity to build nicer units. We have lived in multiple single-stair apartments abroad that, despite being located mid-block, afforded windows on the front and back of the building and via central courtyards/light shafts for more sunlight, more cross-ventilation, better floor plans, etc. than would have been possible under a two-stair requirement.

More neighbors and more density would support more local businesses within neighborhoods like ours. It would better serve the city and its residents by offering more housing options for more people.

Thank you very much for your consideration.

Sincerely,  
Andrew Dupuy  
Philip Lovegren  
147 W. Lafayette Ave.  
Baltimore, MD 21217  
(410) 513-9062 m

cc: Mayor; City Council President; Bolton Hill councilmember Torrence; Midtown Baltimore VP of Economic Development

## Leva, Anthony F (City Council)

---

**From:** akamilanbrown@everyactioncustom.com on behalf of Milan Brown  
<akamilanbrown@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:26 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Milan Brown  
606 Jasper St Baltimore, MD 21201-1916  
[akamilanbrown@gmail.com](mailto:akamilanbrown@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** daniel.saragnese@everyactioncustom.com on behalf of Daniel Saragnese  
<daniel.saragnese@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:23 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Daniel Saragnese

3929 Cloverhill Rd Baltimore, MD 21218-1708 [daniel.saragnese@gmail.com](mailto:daniel.saragnese@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** samuel.haines.young@everyactioncustom.com on behalf of Samuel Young  
<samuel.haines.young@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:23 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and pedestrian oriented place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Samuel Young  
215 Presstman St Baltimore, MD 21217-4358 [samuel.haines.young@gmail.com](mailto:samuel.haines.young@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** Alisha Griffin <alishgriff@gmail.com>  
**Sent:** Monday, September 8, 2025 2:21 PM  
**To:** Testimony  
**Subject:** Fw: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Get [Outlook for Android](#)

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**From:** Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Sent:** Monday, September 8, 2025 2:18:47 PM  
**To:** alishgriff@gmail.com <alishgriff@gmail.com>  
**Subject:** Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

Good afternoon,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to [testimony@baltimorecity.gov](mailto:testimony@baltimorecity.gov).

Thank you,  
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen  
Baltimore City Council  
100 Holliday Street, Room 400  
Baltimore, MD 21202  
Office: (410) 396-4804

---

**From:** alishgriff@everyactionadvocacy.com <alishgriff@everyactionadvocacy.com> on behalf of Eli Griffin <alishgriff@everyactionadvocacy.com>  
**Sent:** Monday, September 8, 2025 1:26 PM  
**To:** Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mx Eli Griffin  
11 E Chase St Apt T02 Baltimore, MD 21202-3595  
alishgriff@gmail.com

## Leva, Anthony F (City Council)

---

**From:** guillaume.foutry@everyactioncustom.com on behalf of Guillaume Foutry  
<guillaume.foutry@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:21 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Guillaume Foutry  
310 E 27th St Baltimore, MD 21218-4413  
[guillaume.foutry@gmail.com](mailto:guillaume.foutry@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Keonte Sampson <keontes01@gmail.com>  
**Sent:** Monday, September 8, 2025 2:20 PM  
**To:** Testimony  
**Subject:** Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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----- Forwarded message -----

**From:** [keontes01@everyactionadvocacy.com](mailto:keontes01@everyactionadvocacy.com) <[keontes01@everyactionadvocacy.com](mailto:keontes01@everyactionadvocacy.com)> on behalf of Keonte Sampson <[keontes01@everyactionadvocacy.com](mailto:keontes01@everyactionadvocacy.com)>  
**Sent:** Monday, September 8, 2025 1:38 PM  
**To:** Cohen, Zeke (City Council) <[Zeke.Cohen@baltimorecity.gov](mailto:Zeke.Cohen@baltimorecity.gov)>  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass

Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Keonte Sampson

[1703 Heathfield Rd Baltimore, MD 21239-3712](#)

[keontes01@gmail.com](mailto:keontes01@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** mbleak37@everyactioncustom.com on behalf of Matthew Bleakney <mbleak37@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:19 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Matthew Bleakney  
101 E Wells St Baltimore, MD 21230-4849 [mbleak37@gmail.com](mailto:mbleak37@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** mstarnesai@everyactioncustom.com on behalf of Michael Starnes  
<mstarnesai@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:18 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Michael Starnes  
1334 Webster St Baltimore, MD 21230-4740 [mstarnesai@icloud.com](mailto:mstarnesai@icloud.com)

## Leva, Anthony F (City Council)

---

**From:** derricanlane@everyactioncustom.com on behalf of Derrica Lane  
<derricanlane@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:18 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Derrica Lane  
2224 Mount Royal Ter Baltimore, MD 21217-4810 [derricanlane@gmail.com](mailto:derricanlane@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** Dytania\_Cannady@everyactioncustom.com on behalf of Dytania Cannady  
<Dytania\_Cannady@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:13 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Dytania Cannady

1030 Patapsco St Baltimore, MD 21230-4020 [Dytania\\_Cannady@yahoo.com](mailto:Dytania_Cannady@yahoo.com)

## Leva, Anthony F (City Council)

---

**From:** cjeahc@everyactioncustom.com on behalf of Chad Epler  
<cjeahc@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 2:04 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Chad Epler  
2916 Dillon St Baltimore, MD 21224-4832 [cjeahc@gmail.com](mailto:cjeahc@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** schiwyn@everyactioncustom.com on behalf of Nick Schiwy  
<schiwyn@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:40 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Nick Schiwy  
2931 Hudson St Baltimore, MD 21224-4839 [schiwyn@gmail.com](mailto:schiwyn@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jane.backert@everyactioncustom.com on behalf of Jane Backert  
<jane.backert@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs. Jane Backert  
3209 Mary Ave Baltimore, MD 21214-2016  
[jane.backert@gmail.com](mailto:jane.backert@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** keontes01@everyactioncustom.com on behalf of Keonte Sampson <keontes01@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:38 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Keonte Sampson  
1703 Heathfield Rd Baltimore, MD 21239-3712 [keontes01@gmail.com](mailto:keontes01@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** alishgriff@everyactioncustom.com on behalf of Eli Griffin  
<alishgriff@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:26 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mx Eli Griffin  
11 E Chase St Apt T02 Baltimore, MD 21202-3595 [alishgriff@gmail.com](mailto:alishgriff@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** rmeckel93@everyactioncustom.com on behalf of Rianna Eckel <rmeckel93@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:21 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Rianna Eckel  
2300 Hunter St Baltimore, MD 21218-5208 [rmeckel93@gmail.com](mailto:rmeckel93@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** honeycuttje11@everyactioncustom.com on behalf of Timesheet Honeycutt  
<honeycuttje11@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:16 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Timesheet Honeycutt  
1717 Windemere Ave Baltimore, MD 21218-3029 [honeycuttje11@gmail.com](mailto:honeycuttje11@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** abensorek@everyactioncustom.com on behalf of Ariel Ben-Sorek  
<abensorek@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:12 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Ariel Ben-Sorek  
2602 Gage Ct Baltimore, MD 21209-3248  
[abensorek@gmail.com](mailto:abensorek@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** mike.shank@everyactioncustom.com on behalf of Michael Shank  
<mike.shank@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:10 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mx. Michael Shank  
3153 Tilden Dr Baltimore, MD 21211-2744 [mike.shank@gmail.com](mailto:mike.shank@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ianwysham@everyactioncustom.com on behalf of Ian Wysham  
<ianwysham@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:07 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Ian Wysham  
3007 Huntingdon Ave Baltimore, MD 21211-2826 [ianwysham@icloud.com](mailto:ianwysham@icloud.com)

## Leva, Anthony F (City Council)

---

**From:** jwingfield11@everyactioncustom.com on behalf of Catherine Grogan <jwingfield11@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:05 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Ms. Catherine Grogan  
622 S Milton Ave Baltimore, MD 21224-3752 [jwingfield11@gmail.com](mailto:jwingfield11@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** anmuessig@everyactioncustom.com on behalf of Anna Muessig  
<anmuessig@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:05 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Anna Muessig  
4212 Wickford Rd Baltimore, MD 21210-2930 [anmuessig@gmail.com](mailto:anmuessig@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** cassandra\_kasparian@everyactioncustom.com on behalf of Cassandra Kasparian  
<cassandra\_kasparian@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:03 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Ms. Cassandra Kasparian  
2803 Halcyon Ave Baltimore, MD 21214-2536 [cassandra\\_kasparian@hotmail.com](mailto:cassandra_kasparian@hotmail.com)

## Leva, Anthony F (City Council)

---

**From:** andrew.f.young@everyactioncustom.com on behalf of ANDREW YOUNG  
<andrew.f.young@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr. ANDREW YOUNG  
3612 Malden Ave Baltimore, MD 21211-1318 [andrew.f.young@gmail.com](mailto:andrew.f.young@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** markwithnohair@everyactioncustom.com on behalf of Mark Armbruster  
<markwithnohair@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 1:02 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Mark Armbruster  
4416 Eastway Baltimore, MD 21218-1101  
[markwithnohair@gmail.com](mailto:markwithnohair@gmail.com)



**Leva, Anthony F (City Council)**

---

**From:** thohara230@everyactioncustom.com on behalf of Terence OHara <thohara230@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:53 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

Baltimore needs to create more affordable and accessible housing supply if it wants to grow. This is one way to do that.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Terence OHara

1419 Bolton St Baltimore, MD 21217-4202 [thohara230@gmail.com](mailto:thohara230@gmail.com)

## Leva, Anthony F (City Council)

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**From:** frances.mcgahey@everyactioncustom.com on behalf of Frances McGaffey  
<frances.mcgahey@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:48 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Frances McGaffey

2904 Huntingdon Ave Baltimore, MD 21211-2822 [frances.mcgahey@gmail.com](mailto:frances.mcgahey@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** rollac@everyactioncustom.com on behalf of Rolla Chng  
<rollac@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:47 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Rolla Chng  
1806 Gough St Baltimore, MD 21231-2607  
[rollac@yahoo.com](mailto:rollac@yahoo.com)

## Leva, Anthony F (City Council)

---

**From:** gborleis@everyactioncustom.com on behalf of Gerald Borleis  
<gborleis@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:47 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Gerald Borleis  
1923 Winder Rd Windsor Mill, MD 21244-1731 [gborleis@gmail.com](mailto:gborleis@gmail.com)

## Leva, Anthony F (City Council)

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**From:** jonpoliszuk@everyactioncustom.com on behalf of Jonathon Poliszuk  
<jonpoliszuk@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:46 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jonathon Poliszuk  
614 E 35th St Baltimore, MD 21218-2927  
[jonpoliszuk@gmail.com](mailto:jonpoliszuk@gmail.com)

## Leva, Anthony F (City Council)

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**From:** ctetheridge@everyactioncustom.com on behalf of Craig Etheridge  
<ctetheridge@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:45 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Craig Etheridge  
9 S High St Baltimore, MD 21202-4633  
[ctetheridge@gmail.com](mailto:ctetheridge@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** hillpickens@everyactioncustom.com on behalf of Hill Pickens  
<hillpickens@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:45 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Hill Pickens  
1332 W 41st St Baltimore, MD 21211-1549 [hillpickens@gmail.com](mailto:hillpickens@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** leanna.powell@everyactioncustom.com on behalf of Leanna Frick  
<leanna.powell@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:44 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mrs. Leanna Frick  
209 Hollen Rd Baltimore, MD 21212-2509  
[leanna.powell@gmail.com](mailto:leanna.powell@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** cphippscares@everyactioncustom.com on behalf of Charlene Phipps  
<cphippscares@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:42 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Charlene Phipps  
3808 Glen Ave Baltimore, MD 21215-3559  
[cphippscares@gmail.com](mailto:cphippscares@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** cjones17.5@everyactioncustom.com on behalf of Colin Jones <cjones17.5@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:41 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr Colin Jones  
1239 Union Ave Baltimore, MD 21211-1902 [cjones17.5@gmail.com](mailto:cjones17.5@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** kirby.wilhelm@everyactioncustom.com on behalf of Kirby Wilhelm  
<kirby.wilhelm@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:39 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Kirby Wilhelm  
2627 Miles Ave Baltimore, MD 21211-3117 [kirby.wilhelm@gmail.com](mailto:kirby.wilhelm@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jcmyers@everyactioncustom.com on behalf of Jane Myers  
<jcmyers@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:38 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms Jane Myers  
301 Gittings Ave Baltimore, MD 21212-2525 [jcmyers@me.com](mailto:jcmyers@me.com)

## Leva, Anthony F (City Council)

---

**From:** fdraupp@everyactioncustom.com on behalf of Freddy Raupp  
<fdraupp@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:38 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Freddy Raupp  
2512 Brookfield Ave Baltimore, MD 21217-4656 [fdraupp@gmail.com](mailto:fdraupp@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** kyleh22@everyactioncustom.com on behalf of Kyle Harrer <kyleh22@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:36 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Kyle Harrer  
2649 Ebony Rd Parkville, MD 21234-1503  
[kyleh22@gmail.com](mailto:kyleh22@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** cfurellis@everyactioncustom.com on behalf of Charlie Furellis  
<cfurellis@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:34 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr Charlie Furellis  
3241 Chestnut Ave Baltimore, MD 21211-2718 [cfurellis@gmail.com](mailto:cfurellis@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** christophergrobe@everyactioncustom.com on behalf of Christopher Grobe  
<christophergrobe@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:33 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

As someone who wants a denser, more walkable, more bikeable, more affordable Baltimore -- and who believes that a car shouldn't be required or even encouraged as a way to move around any city -- I urge you to pass the zoning reform measures now before you.

I feel especially strongly about #25-0065, which promotes affordability, livability, and climate/sustainability by shedding the unnecessary requirement that we build even more infrastructure for cars. In a moment when less driving (not more) should be the norm, developers should not have to supply, nor should residents have to pay for, parking for even more cars. The city should support the creation of denser, more walkable, more bikeable, more affordable neighborhoods by easing arbitrary parking minimums.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Christopher Grobe  
1421 Park Ave Baltimore, MD 21217-4231  
[christophergrobe@gmail.com](mailto:christophergrobe@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** michaela.bronstein@everyactioncustom.com on behalf of Michaela Bronstein  
<michaela.bronstein@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:33 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Michaela Bronstein  
1421 Park Ave Baltimore, MD 21217-4231  
[michaela.bronstein@gmail.com](mailto:michaela.bronstein@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ben.stone@everyactioncustom.com on behalf of Ben Stone  
<ben.stone@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:29 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ben Stone  
4212 Wickford Rd Baltimore, MD 21210-2930 [ben.stone@gmail.com](mailto:ben.stone@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** tjbutler003@everyactioncustom.com on behalf of Thomas Butler <tjbutler003@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:29 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Thomas Butler  
3330 Richmond Ave Baltimore, MD 21213-1145 [tjbutler003@gmail.com](mailto:tjbutler003@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Benjamin.Bocian@everyactioncustom.com on behalf of Benjamin Bocian  
<Benjamin.Bocian@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:26 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Benjamin Bocian

1518 W Mount Royal Ave Baltimore, MD 21217-4246 [Benjamin.Bocian@gmail.com](mailto:Benjamin.Bocian@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jeffreyspokes@everyactioncustom.com on behalf of Jeffrey Spokes  
<jeffreyspokes@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:25 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Jeffrey Spokes

2300 W Rogers Ave Baltimore, MD 21209-4426 [jeffreyspokes@gmail.com](mailto:jeffreyspokes@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jas.woody@everyactioncustom.com on behalf of Jason Woody  
<jas.woody@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:25 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jason Woody  
113 Deepdene Rd Baltimore, MD 21210-1911 [jas.woody@gmail.com](mailto:jas.woody@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jim.apgar46@everyactioncustom.com on behalf of James Apgar <jim.apgar46@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:24 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. James Apgar  
21 Oak Shadows Ct Catonsville, MD 21228-2406 [jim.apgar46@gmail.com](mailto:jim.apgar46@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** ghearn@everyactioncustom.com on behalf of George Hearn  
<ghearn@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:24 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr George Hearn  
4902 Wilmslow Rd Baltimore, MD 21210-2329 [ghearn@gmail.com](mailto:ghearn@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** hannah@everyactioncustom.com on behalf of Hannah Shaw  
<hannah@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:23 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Hannah Shaw

2110 Saint Paul St Apt 1 Baltimore, MD 21218-5859 [hannah@wideanglemedia.org](mailto:hannah@wideanglemedia.org)

## Leva, Anthony F (City Council)

---

**From:** nanceykinlin@everyactioncustom.com on behalf of Nancey Kinlin  
<nanceykinlin@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:23 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Ms. Nancey Kinlin  
322 E Lafayette Ave Baltimore, MD 21202-2929 [nanceykinlin@yahoo.co](mailto:nanceykinlin@yahoo.co)

## Leva, Anthony F (City Council)

---

**From:** ed@everyactioncustom.com on behalf of Ed Schmalzle <ed@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:22 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ed Schmalzle  
5701 Chilham Rd Baltimore, MD 21209-4415 [ed@nerded.net](mailto:ed@nerded.net)

## Leva, Anthony F (City Council)

---

**From:** beyond.the.fields.we.know@everyactioncustom.com on behalf of Linden Tebo  
<beyond.the.fields.we.know@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:22 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Linden Tebo  
511 E 30th St Baltimore, MD 21218-4204  
[beyond.the.fields.we.know@gmail.com](mailto:beyond.the.fields.we.know@gmail.com)

## Leva, Anthony F (City Council)

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**From:** ryanmitchell49@everyactioncustom.com on behalf of Ryan Mitchell <ryanmitchell49@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:22 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Ryan Mitchell  
1813 Saint Paul St Baltimore, MD 21202-6222 [ryanmitchell49@gmail.com](mailto:ryanmitchell49@gmail.com)

## Leva, Anthony F (City Council)

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**From:** Mholdenlyon@everyactioncustom.com on behalf of Matt Lyon  
<Mholdenlyon@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:21 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Matt Lyon  
2925 Saint Paul St Baltimore, MD 21218-4162 [Mholdenlyon@gmail.com](mailto:Mholdenlyon@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** jed@everyactioncustom.com on behalf of Jed Weeks <jed@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:21 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Jed Weeks

214 W 27th St # MD21211 Baltimore, MD 21211-3001 [jed@bikemore.net](mailto:jed@bikemore.net)

## Leva, Anthony F (City Council)

---

**From:** jackie.simon89@everyactioncustom.com on behalf of Jackie Simon <jackie.simon89@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:11 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Miss Jackie Simon  
207 S East Ave Baltimore, MD 21224-2206 [jackie.simon89@gmail.com](mailto:jackie.simon89@gmail.com)



## Leva, Anthony F (City Council)

---

**From:** daniel\_thompson@everyactioncustom.com on behalf of Daniel Thompson  
<daniel\_thompson@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:11 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr. Daniel Thompson  
115 S Potomac St Baltimore, MD 21224-2252 [daniel\\_thompson@jackalope.cc](mailto:daniel_thompson@jackalope.cc)

## Leva, Anthony F (City Council)

---

**From:** cagavrick@everyactioncustom.com on behalf of Christopher Gawrych  
<cagavrick@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 12:10 PM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,  
Mr. Christopher Gawrych  
217 S Collington Ave Baltimore, MD 21231-2628 [cagavrick@gmail.com](mailto:cagavrick@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Ramos, Odette (City Council)  
**Sent:** Monday, September 8, 2025 11:41 AM  
**To:** Katie L; Bullock, John (City Council); Jones, Jermaine (City Council); Zaied, Khalil; Young, Calvin (Mayor's Office); Burnett, Sean (DOT)  
**Cc:** Testimony  
**Subject:** RE: Prioritize Sanitation Workers and Our Watershed

Hi Ms. Little, thanks for your email.

Mayor Scott just announced last week the formation of a task force to study this issue in more detail, with recommendations coming in December. There will be public meetings for more input. I look forward to the next steps of this process.

Thank you

## Odette Ramos

Baltimore City Councilwoman  
District 14  
100 N Holliday Street, Suite 553  
[Odette.ramos@baltimorecity.gov](mailto:Odette.ramos@baltimorecity.gov)  
410-396-4814  
[www.odetteramos.com](http://www.odetteramos.com)

---

**From:** Katie L <ktll99@gmail.com>  
**Sent:** Monday, September 8, 2025 8:00 AM  
**To:** Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>; Zaied, Khalil <kzaied@baltimorecity.gov>; Young, Calvin (Mayor's Office) <calvin.young@baltimorecity.gov>; Burnett, Sean (DOT) <sean.burnett@baltimorecity.gov>  
**Cc:** Testimony <Testimony@baltimorecity.gov>  
**Subject:** Prioritize Sanitation Workers and Our Watershed

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Dear Councilmembers Bullock, Ramos, and Jones; Chief of Staff Young; Deputy Mayor Zaied; and Chief Burnett:

My name is Katie Little, and I live in Hollins Market in Councilman Bullock's district. I am concerned as a water resources engineer and citizen about the proposed relocation of the Sisson Street sanitation yard to Falls Road.

As a resident, I use the Falls Road/Jones Falls Trail corridor frequently via bicycle and car to get to Druid Hill Park, appointments, or shopping. I have also volunteered at stewardship events along this corridor to manage non-native invasive vines and trash along the trail. There are multiple ongoing efforts to improve the area, including the Falls Gateway Project, improvements to the Streetcar Museum, Chesapeake Bay Trust funded restoration projects, the Jones Falls 2076 Project, and more. Adding heavy truck traffic to this area would pose safety concerns and contradict the benefits of the greenway corridor for commuters, recreational users, and wildlife alike.

As the city's plans show, the proposed relocation site is on the edge of the 100-year, and well into the 500-year, floodplain. The increasing intensity of storms mean that the likelihood of reaching these flood levels is higher than the names suggest. The city's own RFP for a new site required that it not be on a flood plain. It is easy to picture a flooding event where large amounts of trash, recycling, and toxic waste stored at the site gets swept into the falls. Even if bins are moved up the hill, lots of water flows downhill and carries trash with it.

While I agree it is crucial that our sanitation workers have safe working conditions, it is not clear how the proposed plan improves conditions. The presentation on August 11 said the relocation would help by "improving employee worksite safety." How? It feels like this real issue is just being used to justify making a decision that benefits a developer. It should be possible to protect both sanitation workers and the Jones Falls watershed.

The City's two options so far - move forward with 2801 Falls Road, or do nothing - are not good enough. We need a third option: a comprehensive, community-driven process to evaluate alternatives. That could include creative, distributed approaches to fill the service gap while the Reedbird location is under construction, paired with a study on what Baltimore's long-term waste system should look like.

I urge you to reject the proposed relocation to 2801 Falls Road, and instead call for a comprehensive evaluation of alternatives that protect public health, safety, and our waterways. Baltimore deserves a waste system that works for all of us - not one that puts our communities and waterways at greater risk.

Thank you,  
Katie Little

## Leva, Anthony F (City Council)

---

**From:** jeresand@everyactioncustom.com on behalf of Jeremy Sanders  
<jeresand@everyactioncustom.com>  
**Sent:** Monday, September 8, 2025 11:08 AM  
**To:** Testimony  
**Subject:** Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,  
Mr. Jeremy Sanders  
7111 Park Heights Ave Baltimore, MD 21215-1695 [jeresand@gmail.com](mailto:jeresand@gmail.com)

## Leva, Anthony F (City Council)

---

**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Monday, September 8, 2025 12:18 AM  
**To:** rdorsey  
**Cc:** Leva, Anthony F (City Council); Nicholes, Ash (City Council); Weiss, Sumner (City Council)  
**Subject:** Re: Land Use & Transportation Committee - written testimony  
**Attachments:** Baltimore City Bill 25-0065 Testimony (Zoning – Eliminating Off-street Parking Requirements) 20250907.pdf; Baltimore City Bill 25-0064 Testimony (Zoning – Bulk And Yard Requirements – Amendments) 20250907.pdf; Baltimore City Bill 25-0062 Testimony (Building Code – Single Exit From Residential Occupancy) 20250907.pdf

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Attached, please find testimony on behalf of BaltPOP to be considered in the upcoming Land Use & Transportation Committee hearings regarding the following bills:

- Bill 25-0062 (Building Code – Single Exit From Residential Occupancy)
- Bill 25-0064 (Zoning – Bulk And Yard Requirements – Amendments)
- Bill 25-0065 (Zoning – Eliminating Off-street Parking Requirements)

Please confirm receipt. Thank you for your time and efforts. Good luck!

Mike....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Thu, Aug 28, 2025, at 11:07 AM, Weiss, Sumner (City Council) wrote:

Best to send it in a couple of days before. But the earlier, the better- it will give committee members more time to review.

---

### Sumner Weiss (he/him)



Baltimore City Council

Director of Legislative Affairs  
Councilman Ryan Dorsey  
Baltimore City Council, District 3  
[sumner.weiss@baltimorecity.gov](mailto:sumner.weiss@baltimorecity.gov)  
(410) 396-4812

---

**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Tuesday, August 26, 2025 4:16 PM  
**To:** rdorsey <Ryan.Dorsey@baltimorecity.gov>  
**Cc:** Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>; Weiss, Sumner (City Council) <Sumner.Weiss@baltimorecity.gov>; Nicholes, Ash (City Council) <Ash.Nicholes@baltimorecity.gov>  
**Subject:** Re: Land Use & Transportation Committee - written testimony

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Thank you. Is there a deadline other than "before the hearing starts"? Or do you need it by EOD one or two days before?

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Tue, Aug 26, 2025, at 3:34 PM, rdorsey wrote:

Send them as a PDF attachment to me at this address and CC the three others I've CC'd here.

Ryan Dorsey  
Baltimore City Council  
District 3  
o [410-396-4812](tel:410-396-4812)  
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

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**From:** Michael Scepaniak <michael@baltpop.org>  
**Sent:** Tuesday, August 26, 2025 1:47:50 PM  
**To:** rdorsey <Ryan.Dorsey@baltimorecity.gov>  
**Subject:** Land Use & Transportation Committee - written testimony

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activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

Councilmember Dorsey,

We'd like to submit written testimony in support of the bills being considered in the Land Use & Transportation Committee on September 11th and 18th. What are the procedures for doing that? To whom should I send the testimony and by when? I don't see instructions posted for these meetings or prior meetings. Thank you.

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)



September 11<sup>th</sup>, 2025

The Honorable Ryan Dorsey  
Chair, Land Use & Transportation Committee  
100 North Holliday Street  
Baltimore, Maryland 21202

**RE: MBIA Letter of Support Bill 25-0065 Zoning – Eliminating Off-Street Parking Requirements**

Dear Chair Dorsey,

The Maryland Building Industry Association, representing 100,000 employees statewide with a strong presence in Baltimore County, appreciates the opportunity to participate in the discussion surrounding **Bill 25-0065 Zoning – Eliminating Off-Street Parking Requirements**. MBIA supports this bill as introduced.

This bill repeals outdated requirements for minimum off-street parking and instead establishes parking maximums, an extremely important step in addressing the City's housing crisis. Parking lots take up a tremendous amount of land and Baltimore does not have much developable land left. If we want our city to continue to grow, we must use our land wisely. This legislation will free up land that has previously been used for parking lots and open the door to new opportunities for housing and redevelopment across the city. By eliminating mandatory parking minimums, it will be easier to build rental housing units and encourage smaller infill projects that were previously impossible because of space lost to required parking. Land that would have been devoted to asphalt lots or parking garages will instead be used for new housing units, retail, and other community assets.

Baltimore City currently has over 13,000 vacant properties and is losing population at an alarming rate. At the same time, housing affordability continues to worsen. The National Association of Homebuilders reports that the estimated rent cost in Maryland is more than 30% of household incomes statewide, with 25% of people spending more than 50% of their income on housing. Over half of Baltimore City residents rent, putting us at the heart of this crisis. In order to address this problem, we need a concerted effort to make housing available and affordable to the residents of our city. This bill is a crucial step in the right direction. Reducing excess parking will provide the city with new opportunities to build more housing and make Baltimore into a more walkable, livable city.

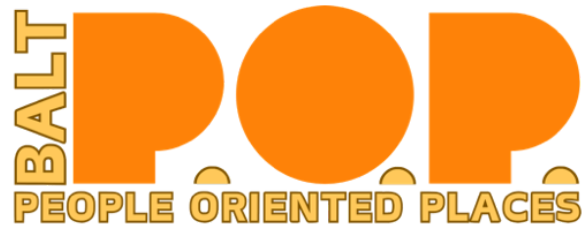
For these reasons, MBIA respectfully requests the Land Use & Transportation Committee to vote in favor of Bill 25-0065. For more information about our position, please contact Alex Andelsman at 301-461-2384 or [aandelsman@marylandbuilders.org](mailto:aandelsman@marylandbuilders.org).

Cc: Members of the Baltimore City Land Use & Transportation Committee

Bill: 25-0062

Bill Title: Building Code – Single Exit From Residential Occupancy

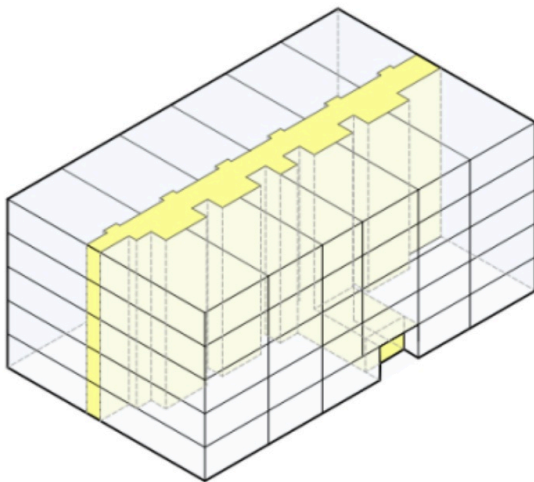
Position: **Favorable**



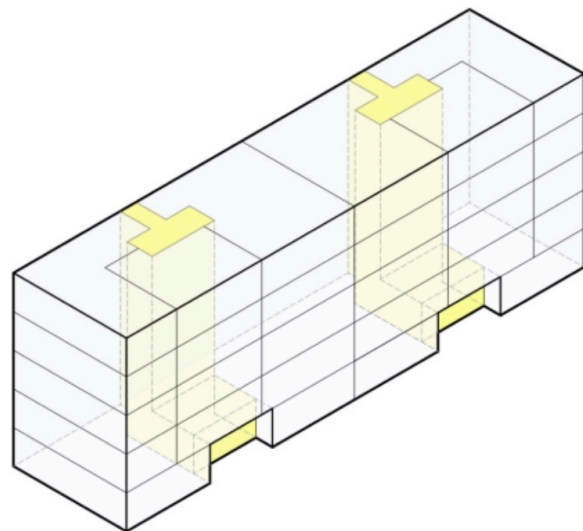
Members of the Land Use & Transportation Committee,

Bill 25-0062 represents an opportunity for Baltimore to implement a no-cost building code reform that will help address our city's struggles with housing affordability, livability, and economic growth. The bill allows for the construction of multi-family buildings that are up to six stories high (up from the current three stories) with a single exit staircase. Allowing such building designs will bring Baltimore in line with other localities that have already adopted these rules, including the states of Washington, New York, Hawaii, Tennessee, Minnesota, Virginia, Colorado, and Texas.

Most multi-family buildings constructed today are laid out with small dwelling units oriented on opposite sides of long hallways, a configuration known as the double-loaded corridor [Below left and Figure 1]. In contrast, single-staircase buildings are served by a central circulation core – the single staircase – that provides direct access to units. The result is a smaller building footprint that allows for units with natural light and ventilation, which may span the full depth of the building [Below right and Figure 2].



Double-Loaded Corridor Building



Single-Staircase Building(s)

The single-staircase configuration is incredibly common around the world, especially in cities noted for their walkability and healthy small business environments - such as Berlin and Tokyo.

Much of Baltimore's naturally occurring (i.e., unsubsidized) affordable housing stock is, in fact, composed of single-staircase buildings. And yet, under the current building code, they are illegal to build.

Recognizing the unique advantages and efficiencies of the single-staircase layout, 25-0062 allows single-staircase construction up to six stories high, legalizing a time-tested building typology that will play a critical role in fulfilling our city's demand for housing.

### Single-staircase Buildings Improve Housing Affordability

Single-staircase buildings are a critical piece in the puzzle of addressing our city's housing affordability crisis. These smaller buildings require fewer materials and less labor to construct than double-loaded corridor buildings with the same rentable square footage. This is because eliminating the excess circulation space found in double-loaded corridor buildings (i.e., the long central hallways) reduces construction costs.

A policy brief by the Seattle-based architecture firm Larch Lab [1] estimates that these long central hallways add tens of thousands of dollars per floor to the cost of constructing a building. As such, allowing developers to go without them lowers their costs of construction, financing, and land acquisition - translating to lower rents or sale prices for residents.

In order to absorb the extra costs forced by the existing building code, developers are often compelled by simple economics to construct buildings with more floors than they want, as the additional floors allow them to dilute across more floors the overhead costs inherent to a double-loaded corridor building. The resultant buildings frequently have a "massing" and height that can be jarring and objectionable to existing neighbors, breeding opposition. In contrast, single-staircase buildings can be designed to blend into existing architectural and community fabric while keeping community housing costs low.

### Single-staircase Buildings are Fire-safe

Requiring double-loaded corridors to address fire risk is a vestige of the past. Modern, long-existing technologies make it unnecessary. Thanks to advances in construction techniques and technology since the dual-egress (exit) rule was added to building codes in the 1930s, new single-staircase buildings are extremely safe. All newly-constructed multi-family buildings in Maryland are required to be built with countermeasures like 60-minute fireproof materials, sprinkler systems, and smoke detectors. Single-staircase buildings would not be exempt from these requirements.

There is a misconception that a second exit staircase is required for fire safety, but other nations where these taller single-staircase buildings are legal and much more common (even those without a height limit such as the United Kingdom) have lower fire deaths per capita than the United States [1]. In the US in 2023, fires in one- or two-family homes, most of which do not have modern fire suppression or alert systems, resulted in 68% of civilian fire deaths despite those constituting just 18 percent of total fires [2]. Increasing Maryland's stock of modern, safe

multi-family housing with a variety of unit sizes means fewer fire deaths and less strain on our first responders.

#### Single-staircase Buildings Provide Flexible, Livable Homes

Most multi-family (double-loaded corridor) buildings constructed today are built around a long central corridor, resulting in small units with limited access to natural ventilation and light. In contrast, single-staircase buildings allow units to have windows on multiple sides, increasing access to natural light and cross-ventilation, which is critical for residents' health and comfort.

Most multi-family (double-loaded corridor) buildings constructed today feature a preponderance of one-bedroom and two-bedroom units (because of the limited window access). In contrast, single-staircase buildings and their greater window options more easily accommodate a mix of unit sizes (e.g., studios, one-bedroom, and larger family units with 2-4 bedrooms), making them adaptable to a variety of household needs.

Most multi-family (double-loaded corridor) buildings constructed today feature a floorplate that begets an atomized, disconnected community. In contrast, single-staircase buildings have fewer units sharing each entry, creating a more intimate, community-oriented living experience and reducing anonymity among the building's residents.

#### Single-staircase Buildings Boost the Economy and Strengthen Communities

Many of the most popular places in Baltimore (its historic main streets) have small lots that are undevelopable under the current building code. Legalizing taller single-staircase buildings would instantly bring countless small infill lots into play for potential development after decades of infeasibility. These lots are small or oddly-shaped parcels that are impossible to build double-loaded corridor buildings on economically, since so much square footage would have to be dedicated to circulation space (hallways and redundant staircases).

Changing the building code to allow single-staircase construction will unlock harder-to-develop lots in constrained places, allowing developers to build housing on them without subsidies or incentives that are costly to the city. Increasing the number of residents in these places boosts the number of customers in proximity to the small businesses in/near them, improving their viability and encouraging community support.

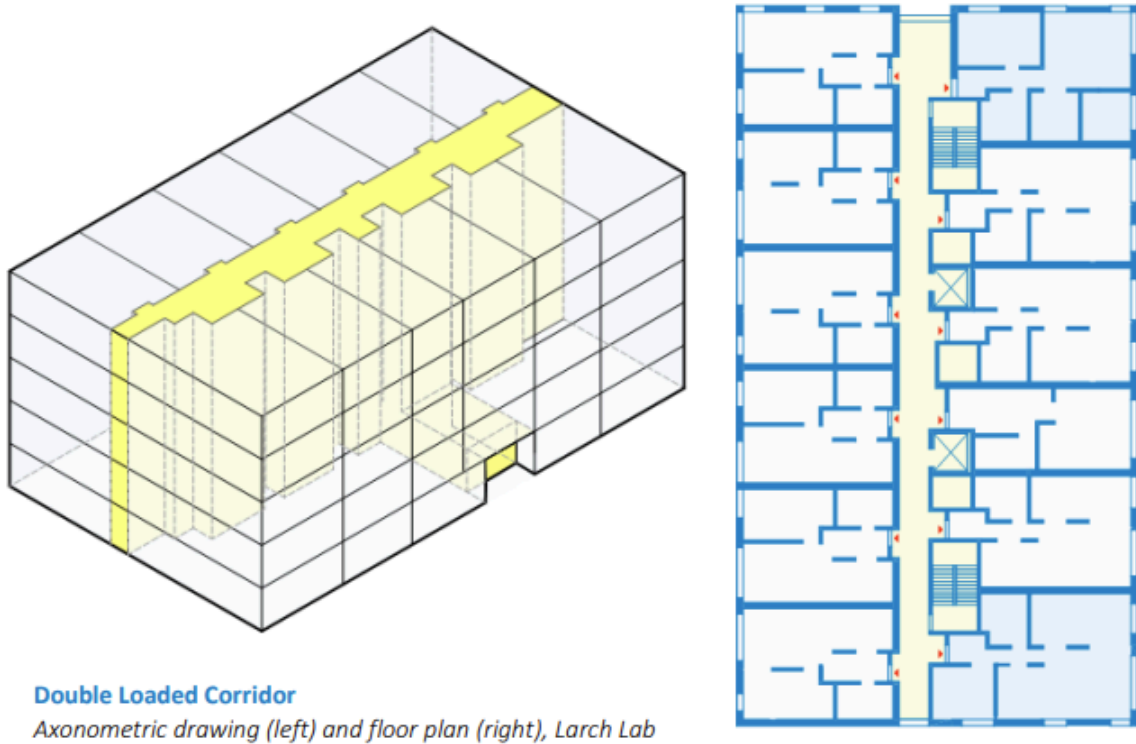
#### Closing

By adopting 25-0062, we take a critical step toward addressing Baltimore's housing crisis with innovative, community-oriented solutions. We urge the commission to recognize the potential of six-story single-staircase construction to make housing more affordable, livable, and sustainable for the residents of Baltimore.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0062**. Thank you for your efforts and the opportunity for us to testify on this legislation.

### BaltPOP - Baltimoreans for People-Oriented Places

Michael Scepaniak - President  
Mark E Braun MD - Federal Hill  
Jesse Saran - Canton  
Mark Treadwell - Riverside  
Al Holland - Midtown Belvedere  
Anna Wassel - Park Heights  
Marina Goldgisser - Waverly  
Tyler Crowe - Violetville  
Andrew Dupuy - Bolton Hill  
Philip Lovegren - Bolton Hill  
Julian Frost - Mount Vernon  
David G Phillips - Patterson Park  
Jessica Laubach - Remington  
Jay Louis - Barclay  
Elliott Wesselborg - Waverly  
Koby Samuel - Remington  
David Bjorndalen - Beechfield  
Melanie Scheirer - Mount Clare  
Jonathan Susman - Harlem Park  
Maria Pecora - Mt. Vernon  
Tim Badmington - Upper Fells Point  
Charlotte Murphy - Better Waverly  
Dillon Broadwell - Woodberry  
Ian Wolfe - Greektown  
Jaden Beall - Barclay  
Luke Zeigler - Federal Hill  
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Locchanan Sreeharikesan - Federal Hill  
Declan Brizi - Arcadia  
Victoria McDonald - Mt Vernon  
Alex Holt - North Roland Park/Poplar Hill  
Alisa Williams - Greenmount West



- moderately efficient floor plate (13% of floor plate is circulation)
- primarily small units
- no cross ventilation
- no daylight on multiple sides
- little respite from urban noise

Figure 1: Example drawing of common double-loaded corridor layout.

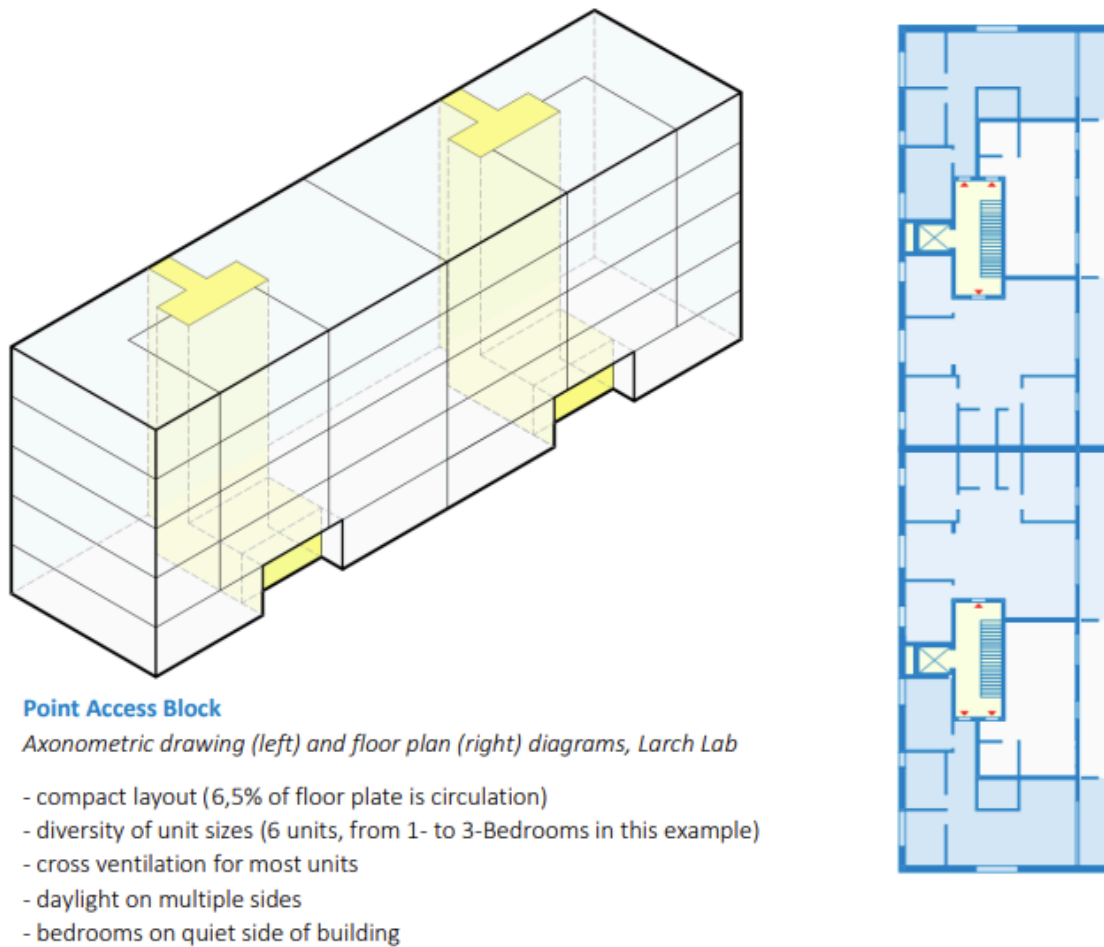


Figure 2: Example drawing of common single-staircase building(s) layout (also known as point access blocks).

#### References:

- [1] Eliason, Michael. Larch Lab. "Unlocking livable, resilient, decarbonized housing with Point Access Blocks". December 28, 2021.  
[https://www.larchlab.com/wp-content/uploads/2022/01/Eliason\\_CoV-Point-Access-Blocks-report\\_v1.2.pdf](https://www.larchlab.com/wp-content/uploads/2022/01/Eliason_CoV-Point-Access-Blocks-report_v1.2.pdf)
- [2] Hall, Shelby. National Fire Protection Association. "Fire loss in the United States". November 1, 2024.  
<https://www.nfpa.org/education-and-research/research/nfpa-research/fire-statistical-reports/fire-loss-in-the-united-states?l=83>

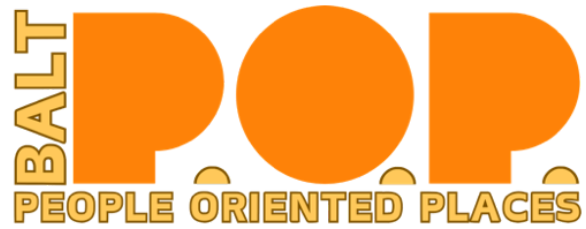




Bill: 25-0064

Bill Title: Zoning – Bulk And Yard Requirements – Amendments

Position: **Favorable**



Members of the Land Use & Transportation Committee,

Bill 25-0064 represents an opportunity for Baltimore to implement a no-cost zoning code reform that will help address our city's struggles with housing affordability, livability, and economic growth. This bill will reduce a number of bulk (building) and yard requirements for residential properties.

Residential properties in Baltimore are required to conform with a range of minimums and maximums regarding lot coverage, building height, yard size, etc. A number of these minimums and maximums, such as the percentage of the lot that may be built on, yard size, and living area square footage, serve to excessively limit the forms and types of housing that can be built and how existing homes can be redeveloped/expanded.

This bill allows (in a small, but necessary way) for the re-introduction of housing types that are currently largely absent from the city's landscape - accessory apartments, duplexes, triplexes, fourplexes, and modest apartment buildings. At one time, these housing types were common. But, in the years after WWII, they were made illegal via the adoption of intentionally exclusionary zoning codes, not only in Baltimore, but across the U.S. This was largely as a result of federal policy incentives. [1] Today, these "missing middle" housing types are needed to bring back the city's missing middle-class residents. [2]

In Baltimore today, only a few housing types are widely available: detached single-family houses, single-family rowhomes, and apartments (in large apartment buildings), with the latter being predominantly of the "luxury" variety. The lack of the "missing middle" types is holding the city back from realizing its potential.

This bill allows for housing flexibility, flexibility which many aspects of the zoning code frustratingly forbid. The result is neighborhoods that are in stasis. The book *Escaping the Housing Trap* explains the situation:

*These neighborhoods are frozen at their current number of households, no matter how much the surrounding city transforms. No matter how many jobs are created. No matter how desirable the area is or how high rents get. No feedback loop is allowed to operate*

*in which the success of a place manifests in the thickening-up that was common to neighborhoods under the traditional development pattern. [3]*

Adopting this bill will help allow for the construction of smaller, more affordable homes and the expansion of existing homes. Homeowners will be given the flexibility to modify their homes in greater ways to suit their evolving needs and entice them to remain city residents. People who are currently priced-out of the housing market will be able to find smaller, more affordable places to live.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0064**. Thank you for your efforts and the opportunity for us to testify on this legislation.

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Michael Scepaniak - President  
Mark E Braun MD - Federal Hill  
Jesse Saran - Canton  
Mark Treadwell - Riverside  
Al Holland - Midtown Belvedere  
Anna Wassel, Ph.D. - Park Heights  
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Alex Holt - North Roland Park/Poplar Hill  
Alisa Williams - Greenmount West  
Noah Williams - South Baltimore

References:

[1] Nolan Gray, *Arbitrary Lines: How Zoning Broke the American City and How to Fix It*, chap. 7, Is There a Role for the Federal Government?, e-book

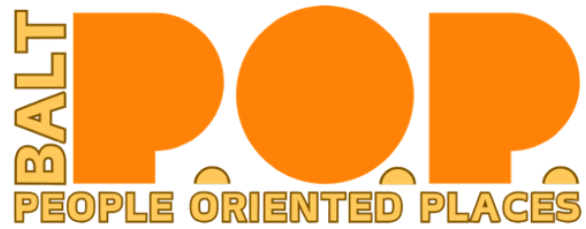
[2] Opticos Design, Inc. "Missing Middle Housing: Diverse choices for walkable neighborhood living". Accessed August 5, 2025. <https://missingmiddlehousing.com>

[3] Charles L. Marohn Jr., Daniel Herriges. "Escaping the Housing Trap". 2024.

Bill: 25-0065

Bill Title: Zoning – Eliminating Off-street Parking Requirements

Position: **Favorable**



Members of the Land Use & Transportation Committee,

Bill 25-0065 represents an opportunity for Baltimore to implement a no-cost zoning code reform that will help address our city's struggles with housing affordability, livability, and economic growth. This bill will eliminate city-imposed off-street parking mandates for new developments, striking 5-pages-worth of use-specific parking mandates from the zoning code.

We understand the temptation to play it safe here - the temptation to believe that any good that comes of passing this bill is not worth the risk. The thinking is that people just won't tolerate a lack of convenient parking. While we agree that some won't, plenty of others will. And they do today. Consider the simple and long-running example that is the [32nd Street Farmers Market](#).

The 32nd Street Farmers Market takes place **in a parking lot**. It expressly happens at the expense of parking and by (temporarily) eliminating parking. Conventional wisdom would have us believe that convenient and easy parking is absolutely required for such an event to succeed. And yet the market only exists by virtue of it occupying that same parking and making it unavailable for its intended use.

Anyone who chooses to drive to the market needs to either find street parking or park at a lot a couple blocks away and walk. Hardly convenient. And yet the market is hugely successful and has been for decades. We dare say that many nearby residents choose to live in the neighborhood **because of the market**.

For 163 hours of each week, that parking lot sits - unproductive and uninspired. But for 5 hours each Saturday, it explodes with activity, community, prosperity, and productivity - by virtue of that parking being removed. That community is at its best when the parking lot "disappears".

And the ultimate kicker here is that the 32nd Street Farmers Market would not exist if it were forced to provide parking. It never would have advanced beyond a gleam in someone's eye.

Are there some people who choose to avoid the 32nd Street Farmers Market because parking is a "hassle". Probably. And yet there is obviously a critical mass of people for whom a lack of convenient parking in no way deters them from shopping at or living near that market. For many, the resultant walkability of the neighborhood is what literally makes them want to live there.

The current parking mandates force every neighborhood in Baltimore to be automobile-oriented and disallow them to be walkable. If Forest Park wants to remain automobile-oriented, they will be fully empowered to do so without the existing mandates in place. If every current and prospective homeowner (and community member) in Forest Park demands convenient parking near their home, then nobody will have any incentive to limit the amount of it. City-wide mandates are not necessary to reinforce that preference.

But don't force the same choice on every other neighborhood in the city via city-wide parking mandates. Forest Park is different from Pigtown, which is different from Highlandtown, which is different from Lauraville, which is different from Violetville, which is different from Federal Hill, which is different from Cherry Hill. Let them be free from one-size-fits-all parking mandates and determine their own parking priorities.

With this bill, neighborhoods will be allowed to become more walkable. Parking lots and parking garages are unpleasant to walk, bike, and roll past. They force "dead" space into the built environment that lengthens walking and biking times, making these modes of travel less convenient and appealing. Automobile-oriented development caps the economic potential of a place. You can only fit so many automobiles in one place and they don't bring dynamism to a place - people do.

Constructing/providing parking for automobiles is expensive, whether it be in the form of surface parking lots or parking garages. Those costs are passed on to residents and customers, regardless of whether or not they drive an automobile and make use of that parking. This bill will lower housing prices and rents for residents, and parking-related expenses for many businesses. Small, local businesses will be able to start up in currently-vacant storefronts.

Parking lots and parking garages yield very little in property taxes, and the land they occupy can be put to more productive use. We need to maximize the productivity of and yield on every parcel of land in the city, as each parcel has basically the same infrastructure regardless of how that parcel is used.

In Baltimore, like all cities, infrastructure is very expensive to maintain. This includes water lines and pumps, sewer pipes and treatment plants, storm drains, streets, etc. Baltimore's main source of revenue for paying for all of these infrastructure liabilities is property tax. The most productive places yield the most in property taxes. It's in all of our best interests that Baltimore encourages the most productive uses of all of the land in the city. Parking is not productive.

It's critical to highlight that, upon adoption of this bill, all existing off-street parking will remain as-is. Nobody's parking space(s) will be taken away. Going forward, developers (and their financing partners) will be free to calculate the amount of off-street parking spaces to provide, rather than have nonsensical city-imposed off-street parking requirements forced on them. The existing use-specific parking mandates - covering uses from art galleries to cemeteries to horse stables to pawn shops - are arbitrary and obsolete.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0065**. Thank you for your efforts and the opportunity for us to testify on this legislation.

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Michael Scepaniak - President  
Mark E Braun MD - Federal Hill  
Jesse Saran - Canton  
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Alex Holt - North Roland Park/Poplar Hill

Alisa Williams - Greenmount West

Noah Williams - South Baltimore

GREATER REMINGTON  
IMPROVEMENT ASSOCIATION

September 9, 2025

Chris Biliak  
**President**Wynnona Engle-Pratt  
**Vice President**Samantha Horn  
**Secretary**Samantha Soloman  
**Treasurer****Board Members at Large**Matt Williams  
Corey Jennings  
Peter Morrill  
Sadie Baker  
Frances McGaffey  
Mauricio Lainez**Volunteer and Events  
Coordinator**

Jennifer Mckenzie

Ryan Dorsey, Chair  
Land Use and Transportation Committee  
Baltimore City Council

Dear Chair Dorsey and members of the committee,

The Greater Remington Improvement Association is writing you in support of three bills coming before your committee:

25-0062 will change outdated, costly requirements that mandate all residential buildings above three stories to have two staircases, instead allowing some buildings up to six stories with only one staircase. This will reduce development costs and create more affordable multi-family apartments in dense neighborhoods.

25-0064 will make modest changes to certain bulk and yard standards for residential zoning uses in residential zoning districts, allowing owners to make more flexible use of their property.

25-0065 will eliminate requirements that new buildings or uses include a certain number of off-street parking spaces. These mandates inflate construction costs, limit housing supply, and discourage small-scale development.

All three of these bills are consistent with recommendations in the recently adopted Baltimore City Comprehensive Plan. Additionally, they align with recommendations in the Remington Neighborhood Plan, accepted by the Baltimore City Planning Commission.

25-0062 supports the following recommendations:

- R1. a. Ensure that a diversity of housing types are available and that large numbers of one type is not concentrated in a single building or space
- R3. a. Ensure that project design takes the existing neighborhood aesthetic into consideration
- 4.1 The land uses that most Remingtonians want in a walkable, dense neighborhood include...small and medium-size apartment buildings



25-0064 supports the following recommendations:

- R1. a. Ensure that a diversity of housing types are available and that large numbers of one type is not concentrated in a single building or space
- R3. a. Ensure that project design takes the existing neighborhood aesthetic into consideration
- 4.1 The land uses that most Remingtonians want in a walkable, dense neighborhood include...rowhomes or other forms of single family homes, small and medium-size apartment buildings

25-0065 supports the following recommendations:

- R3. d. Ensure that developers of new housing will meet parking requirements required by zoning, and will not build excessive off-street parking, allowing the neighborhood to maintain its compact, walkable character
- M1. a. Follow a modal hierarchy of pedestrian first, followed by mobility device, bicycle, transit rider, automobile, and parking
- 4.1 Uses that community members have said they prefer to see limited include...auto repair or auto service, off-street parking and storage, gas stations

Because these bills have the potential to foster more development, we also believe it is important to highlight opportunities the city has to reduce other impermeable surfaces.

Separate legislative and policy implementations could better protect our open space zoning from surface parking uses, make it easier for communities to permit pavement cuts for increased tree canopy, and pursue reclamation of existing paved street surfaces for curb extensions, traffic calming, lane reductions, and active mobility improvements that allow for increased permeable surfaces and stormwater management opportunities.

Thank you for the opportunity to comment on this legislation, and we encourage a favorable hearing and city council passage of CB #s 25-0062, 25-0064, and 25-0065

Sincerely,



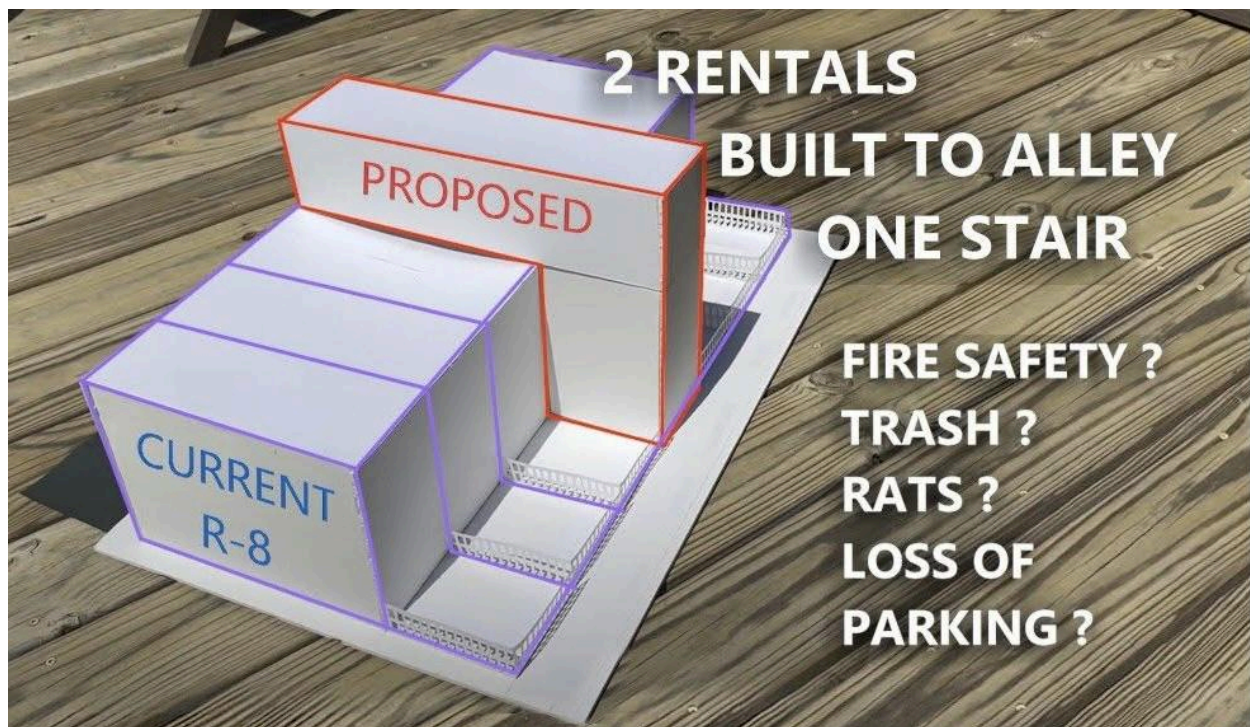
Wynnona Engle-Pratt  
Vice President, Greater Remington Improvement Association

**Council Bill 25-0064**

I am writing to voice my opposition to this bill that will allow for changes to R-8 zoned residential properties.

This is a bad bill that will negatively impact residential living across Baltimore.

This bill would allow single family residences to reconfigure their homes into multifamily dwellings by increasing not only the height but also extending the homes in the rear. The lot coverage would ruin the livability of all properties in close proximity. Consider the impact on sightlines, quality of life, the environment (air quality and circulation), green spaces and yards/gardens, health, density, parking, safety, and city services, for starters. Due diligence has not been completed here and Bill 25-0064 must not be passed.



Respectfully,

Stephen Topping  
Federal Hill Resident



C. Matthew Hill  
Public Justice Center  
201 North Charles Street, Suite 1200  
Baltimore, Maryland 21201  
410-625-9409  
hillm@publicjustice.org

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**CB 25-0065: Zoning – Eliminating Off-Street Parking Requirements  
Hearing in the Land Use and Transportation Committee, Sept. 11, 2025**

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**Position: Favorable (FAV)**

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**Public Justice Center supports CB 25-0065 and urges the Committee to issue a favorable report.** The Public Justice Center (PJC) is a nonprofit public interest law firm that stands with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing and their rights to fair and equal treatment by Maryland’s landlord-tenant laws, courts, and agencies. PJC supports the Spaces for People Act because it will eliminate one-size-fits-all parking requirements and facilitate the creation of more affordable housing.

Affordable housing is increasingly out of reach for Baltimore families. The Baltimore Banner today reported on new census data showing that “39% of ... tenants mak[e] less than \$35,000 a year, [and] [\[more than half of them spent 50% or more of their income on rent.\]](#)” According to the City’s Consolidated Plan [26,855 low-to-moderate income renting households pay more than 30% of their income toward the rent.](#) Md Dept. of Hous. & Comm. Dev.’s most recent housing assessment concluded that “[Maryland has a current shortage of 275,000 rental units that are affordable](#)” and emphasized the need for policies that facilitate more housing production – particularly affordable housing – to address the affordability crisis.

The Spaces for People Act will eliminate the one-size-fits-all parking requirement in Baltimore City, thereby ensuring that artificially high parking requirements do not cause some potential housing/business developments to never be built. Baltimore’s strength is in the diversity of its neighborhoods. Developments in a neighborhood *without* high quality public transportation access *likely need more parking spaces* to be viable. Developments in neighborhoods *with* high quality public transit access *likely do not need more parking spaces* to be viable. Yet, such developments may never be built or may have unnecessary costs layered on if the developer is required to include unnecessary parking spots pursuant to an artificially high requirement. Given the need to build new housing – especially affordable housing – throughout the state of Maryland, parking flexibility is one step forward in addressing the needs of Baltimore families.

We note that community input around proposed parking at a new development is critical. Community members may be less likely to oppose a development if they are educated on what parking spaces are being proposed, the developer’s rationale for the number of spaces

proposed, and an opportunity for meaningful community input on the number of spaces proposed. The Council should be intentional to create ways to effectuate more meaningful community engagement with the issue of parking and the neighbors of a new proposed development.

Additionally, the Spaces for People Act only works if Baltimore City redoubles its efforts to provide high quality, accessible public transit and neighborhood amenities so that residents are not forced to rely on cars. When sidewalks are still crumbling and not fully accessible and buses are not reliable, residents have no choice but to rely on cars and require parking. The Council must focus more attention on improving public transit for this bill to have its intended impact and avoid unintended consequences.

The stakes of the affordable housing crisis are high. Less affordable housing means more evictions, and the research is clear that [up to 25% of families who are evicted become homeless](#). Homelessness has a devastating impact, leading to [negative education outcomes for children, increased foster care, job loss, and poor health outcomes](#). Accordingly, in addition to measures intended to increase housing supply, **the Council must focus on addressing the massive need for housing *stability* including: eviction prevention funding, funding right to counsel in evictions implementation, holding negligent, predatory landlords accountable, and mitigating the devastating impact of eviction.**

Maryland's long history of housing segregation and discriminatory policies mean that Black and Brown Marylanders are much more likely to be renters and at risk of eviction, and therefore more likely to be most in need of affordable housing and policies that ensure housing stability. [73% of MD households that obtained eviction prevention funds in the pandemic's wake identified as Black, and 71% identified as being woman-led.](#)

Public Justice Center urges the Council to issue a **favorable report** on CB 25-0065 and to focus more attention on issues around transit and housing stability.

September 11, 2025

Council President Zeke Cohen and Members of the Council  
Baltimore City Council  
100 N. Holliday Street, Suite 400  
Baltimore, Maryland 21202

Dear Council President Cohen and Members of the Council:

On behalf of the Institute for Local Self-Reliance, I am writing in support of Council Bill 25-0065, which would eliminate minimum off-street parking requirements in most circumstances.

By way of introduction, ILSR is a national nonprofit research and advocacy organization that helps build strong local economies. My work at ILSR focuses on policies and programs that support the development and growth of independent businesses, which are essential components of healthy economic ecosystems. Among their many important contributions to local economies, independent businesses invest their profits back into the communities. They use local banks, hire local businesses (accountants, lawyers, janitorial services, ad agencies, and many more), and support local organizations, plus myriad other practices that help build generational wealth in their communities. Chain businesses, by contrast, primarily use their corporations' banks and services. They send their profits off to their corporate headquarters and shareholders, extracting wealth from the communities in which they operate.

Minimum parking requirements are an outdated regulatory relic of post-WWII automobile-dominated suburban development patterns that favor chains over locally owned businesses. Minimum parking requirements increase development costs, discouraging development of new residential and mixed-use development and revitalization of existing mixed-use neighborhoods. And they are one of the most inefficient urban land uses, tying up land that could be used for better tax-generating purposes, like housing and commercial space, or for public amenities that, in turn, encourage neighborhood development. They also discourage uses like gyms, restaurants, and theatres, all of which can thrive in population-dense urban neighborhoods served by public transit if relieved of the burden of creating expensive, and usually redundant, on-site parking.

Cities like Buffalo and San Francisco, which were among the first in the US to eliminate or reduce minimum parking requirements, have found that doing so has significantly spurred not only new housing

development but also helped create the pedestrian-friendly neighborhoods in which independent, locally owned businesses thrive. Almost 100 cities have eliminated or reduced minimum parking requirements in the past decade. We encourage Baltimore to join the ranks of Buffalo, San Francisco, Austin, Minneapolis, Hartford, San Jose, Portland, Seattle, and others to eliminate minimum parking requirements and to give its neighborhoods this very valuable neighborhood revitalization tool.

With best regards,

Kennedy Smith  
Senior Researcher



## **SOME QUESTIONS RELATING TO THE IMPACTS OF BILL 25-0064:**

This bill makes R-8 the first Residential zone to allow properties on Rowhouse blocks to be built out to the rear alley. This has several implications.

- Many alleys have utility poles right up against the property line. Would DHCD issue permits to build additions with rear walls right up against utility poles? If not, how would DHCD make sure it does not issue such permits?
- Rear alleys are of varying widths, and the bill does not specify the width of the alleys. Would DHCD issue permits to build rear walls along 3-foot alleys?
- When a mid-block building extends all the way to a rear alley that is used for trash collection, trash and recycling bins (multiple bins for Multi-Family buildings) remain in the alley instead of being brought back inside a yard. This is a Sanitation Code violation and a nuisance for neighbors. How would the city prevent this problem? Would DHCD require plans for bin storage inside the building before issuing the permit? If the practical solution is to collect those residents' trash from the front, would that force the buildings with rear yards to put theirs out in the front as well, or would it force DPW to make two collections, front and rear, on those blocks?

By eliminating the side yard requirement for attached Multi-Family structures, this bill allows very different activity along the shared property line than is currently possible.

- City codes currently limit fences and walls in required rear and side yards to 6 feet of height. There is a process for obtaining a permit to build a fence or wall up to the shared property line, and an appeal process for a neighbor who objects. Multi-Family properties that no longer must have side yards and rear yards are no longer subject to the height limit, so the 6' fences or walls may be replaced by ones that are much higher. Is the city prepared for the additional permit appeals that will result?
- The plan for an addition to a Multi-Family building will likely replace the 6-foot fence with a Firewall up to the shared property line. The new Firewall will be the height of the structure, either up to 35 feet or, in the R-8 zone, 45 feet. What is the city's process for notifying the neighbor and for the neighbor to appeal the permit? Is the city prepared for the additional permit appeals that will result?

*— Joan Floyd, September 10, 2025  
2828 N. Howard Street*

## **REBUTTAL OF PLANNING COMMISSION MEMO:**

The Commission's vote on August 28, 2025 with 6 members present was 5-1, not 6-0 as reported in the Planning Commission memo dated September 5, 2025.

## **REBUTTAL OF PLANNING STAFF REPORT ADOPTED BY THE PLANNING COMMISSION:**

The report dated August 7, 2025 is either unintentionally shoddy or was prepared to obscure the actual impacts of the bill. It is not possible to derive an understanding of the bill from this report. Some of its problems:

- Incorrectly suggests that the required Lot Area for Multi-Family is “reduced” in R-5 through R-10. It is “reduced” only in the R-5 through R-8.
- Neglects to acknowledge that the reduction in Lot Area for Multi-Family is:
  - R-5: 40%
  - R-6: 33%
  - R-7: 32%
  - R-8: 33%
- Neglects to acknowledge that the Interior-side yard requirement is **eliminated** for all attached Multi-Family buildings. This allows existing Multi-Family structures on Rowhouse blocks to be expanded horizontally, and allows Rowhouses that are converted to Multi-Family structures to be expanded horizontally.
- Neglects to acknowledge that in the R-8 zone, the mid-block height for all attached buildings along 30' rights-of-way is **increased to 45'**.
- Misrepresents the Rear Yard reduction in the R-8. For Rowhouses, the reduction is from 20' to **12' or 0'** for a reduction of **40% or 100%**. For Multi-Family, the reduction is from 25' to **12' or 0'** for a reduction of **52% or 100%**.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Rowhouse as “60% or 80%” and does not correctly express the amendment as “[60% or] 80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Multi-Family as “80%” and does not correctly express the amendment as “80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Bldg Height for Dwelling: Multi-Family as “45 or 60 feet 3”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Rowhouse as “20 feet” and does not correctly express the amendment as “[20 feet] 12 FEET OR NONE 9”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Multi-Family as “25 feet” and does not correctly express the amendment as “[25 feet] 12 FEET OR NONE 9”.



EQUITY ANALYSIS:

The very premise of this “Equity Analysis” is incorrect; the “trade-off” is not between buildable area and green area, although green space will indeed be lost. The issue is between the increase in buildable area and the loss of existing open area (both horizontal and vertical). Another basic issue is the addition of more dwelling units to blocks that currently function satisfactorily for residents under the existing density.

The analysis with its “relevant points” fails to consider the bill’s greatest impacts and practical implications. The bill opens up more of the city to speculators who buy Rowhouses to turn them into apartments. That is not a group in need of equity consideration.

And “gain in buildable area” is not an indicator of equity in the city’s built-out Rowhouse neighborhoods, where resident homeowners cherish their modest single-family daylight houses with little (and sometimes good-sized) back yards.

Increases in the size, density, and number of Multi-Family buildings on these Rowhouse blocks will **decrease** the number of existing and potential owner-occupied single-family homes.

The bill also facilitates significant enlargement of small single-family homes in the R-8 zone, which will **reduce** the number of smaller, more affordable homes for resident homeownership.

The Staff Report’s pitch for “larger structures to meet modern expectations for household space” seems out of place at this time of tiny houses, down-sizing, and a growing demand for smaller, more efficient living space. The bill perversely favors an increase in the number of small apartments while encouraging a reduction in the number of small houses.

And while rising costs of energy for home heating can be mitigated by solar collection and passive solar benefits, encouraging horizontal and vertical additions which reduce the direct sunlight that reaches neighboring Rowhouses does nothing for equity.

*— Joan Floyd, September 10, 2025  
2828 N. Howard Street*

**Baltimore City Council Land Use & Transportation Committee  
Council Bill 25-0065  
Zoning—Eliminating Off-Street Parking Requirements  
Support  
September 11, 2025**

Dear Chair Dorsey, Vice-Chair Middleton, and Members of the Committee,

For more than 40 years, Habitat for Humanity of the Chesapeake has been a catalyst for moving low-income families out of poverty toward more prosperous, stable futures through affordable homeownership. By bringing people together to build homes, communities, and inspire hope, we settled more than 800 families into energy-efficient, affordable homes with zero-interest mortgages. This positively impacted the lives of more than 3,000 partner family members (more than half of whom are children), involved more than 1,200 volunteers annually and impacted hundreds of other community residents who benefit from safer, more vital communities as homeownership rates increase.

Our work consists of rehabs, often of formerly vacant structures, and new construction on vacant lots. We always seek to add off-street parking because we know that it is a major convenience factor for families to be able to park one or two vehicles off-street. That said, the situation for off-street parking can change on a block by block basis, and, importantly, there are lots where requirements for off-street parking can be nearly impossible to meet.

Recognizing the need for parking for the majority of our homeowners, we do make every attempt to design a home that will allow for a parking pad for one or two vehicles, in addition to providing three bedrooms. Our townhome designs are 20x32, partly to accommodate this potential for parking in the rear of the home. Achieving this can require changing lot lines, fine tuning with engineering and architecture, and multiple touch points with City administrators overseeing permissions and approvals.

There are examples, like some lots on Dumbarton St. In the Pen Lucy neighborhood, where the lot does not allow for any off-street parking, causing us to seek a variance. The lifting of off-street parking requirements would make cases like this—particularly pertinent to some of our vacant housing and lot stock, alley streets, etc.—especially important. The addition of time, or engineering expenses, when attempting off-street parking in an area whose size does not accommodate it well can be prohibitive for development.

To restate, while we, in keeping with the needs for our typical homebuyers, will always aim for off-street parking, we fully support the lifting of off-street requirements as described in this bill.

Sincerely,



Leila Kohler-Frueh

VP of Homeowner Services and Community Relations

## The Case Against CCB Bills 25-0064 and 25-0065

The question that this Council and the Mayor need to answer concerning City Council Bills 25-0064 and 25-0065, & 25-0066 is: How will these measures contribute to improving the quality of life and the well-being of existing residents and neighborhoods affected by the proposed zoning changes? The Bills under consideration have been presented as solutions to problems, but in fact they create more problems for existing residents. **I have not been able to identify a single neighborhood association that is clamoring for increased housing density, larger building foot prints, less off-street parking and less open or green space.**

Instead, what we hear from residents is a desire to protect and enhance the very qualities that have made their neighborhoods desirable for generations. Residents value the green spaces, adequate parking accommodations, and the neighborly connections and lower crime rates fostered by lower density living. They are concerned that increasing density without regard to infrastructure, parking, public safety or preservation of open space will undermine the unique identities of their neighborhoods and erode the investments that families have made in their homes.

It is difficult to understand how these proposals, which seem to cater more to outside investment interests than to the voices of those who live here, will address the needs of current residents. These measures also risk creating serious unintended consequences, including the loss of neighborhood character, diminished green space, and increased competition for limited amenities. Rather than strengthening neighborhoods, these changes threaten to fragment them by prioritizing short-term development over long-term community sustainability and stability. Metaphorically speaking it is like eating your seed crop to satisfy a current food shortage, without thinking about the consequences to come.

The City of Baltimore is known as a City of Neighborhoods and in fact the City is blessed with a number of great neighborhoods that have remained stable, liveable, affordable and attractive to homebuyers and residents over many decades. Neighborhoods like Cheswolde, Lauraville, Ashburton, Northwood, Howard Park, Federal Hill, Ednor Gardens, Hampden, Mt. Washington, Violetville, Frankford, Canton, Forest Park, Medfield, Hanlon-Longwood, Cedmont, Hamilton Hills, Roland Park, Garwyn Oaks, Bolton Hill, Locust Point, Cedarcroft and the list could go on. During a period of time when owner occupancy in the City has declined below 47% many neighborhoods have maintained homeownership rates exceeding 75%. And one of the reasons these neighborhoods have remained strong is because of dedicated engaged residents, active neighborhood associations and the fact that the City, as stated policy, sought to support and preserve the character of the neighborhoods through reasonable zoning laws preserving single family housing and by

## **The Case Against CCB Bills 25-0064 and 25-0065**

promoting homeownership opportunities in all neighborhoods through programs like Live Baltimore and Healthy Neighborhoods.

Clearly these programs and policies have been successful in helping to preserve thriving single family neighborhoods throughout the City, so it is completely bewildering and disturbing to me and many other long-time residents why the City Council and the Mayor would want to stymie that success by incentivizing investors and absent owners to purchase single family homes in stable, affordable neighborhoods, so they can develop multi-family rental units, with no off-street parking and less green and open space. With these bills, the City Council and Mayor are betraying the many homeowners who have invested and settled into single family homes throughout the City, in neighborhoods that have been anchors of stability, solidifying the City tax base and that have afforded generations of homebuyers the opportunity to own an home, only to find that the City is changing the rules and shifting its policy to favor investors and developers over neighborhood preservation and housing density over green and open space.

**City Council Bill 25-0064** will absolutely reduce the amount of open and green space required and permit increased densities in every residential zone in Baltimore City, by permitting increased lot coverage, reducing yard requirements and reducing the required lot area square footage per dwelling unit. At a time when residents are demanding more open and green space to improve public health, air quality and to reduce urban heat islands, it just doesn't make any sense to reduce minimum lot areas, increase bulk lot coverage percentages and reduce yard requirements in residential zones.

This bill will permit larger buildings in most residential zones by increasing maximum lot coverage percentages allowed. At first glance the changes in the raw numbers for the maximum lot coverage and yard requirements appear to be relatively insignificant and the sponsors of these bills are inclined to characterize the changes as such, but calculated as percentages the increases and reductions are substantial and equate to a 25% to 50% change in the standards to as much as 100% in some instances.

For example the maximum lot coverage in R-1 Alpha districts increases by 40%, in R-1 and R-2 by 33% and in R-3 and R-4 by 28%. Here is another detail pointing to the reason these bills cannot be evaluated in isolation - the minimum interior side yard reduction in R-1 A-D ranges from 25% to 33% and in R-1E through R-4 the side yard requirement is reduced from 10 feet to 5 feet, which is a whopping 50% reduction. If off-street parking requirements are eliminated as proposed under 25-0065 and a buyer acquires a residence constructed under the reduced yard requirements, they wouldn't even be able to put a driveway on their property for off-street parking because a five-foot side yard is not wide enough for a driveway and parking pads are not permitted in front yards.

## **The Case Against CCB Bills 25-0064 and 25-0065**

The minimum required sq ft. lot area per dwelling unit in R-5 through R-8 districts for multi-family is reduced under this bill between 40% and 33%. These are major changes and are not in the best interest of existing city residents and preserving open and green space in residential neighborhoods. This bill will reduce open space and yards in residential areas and negatively affect the neighborhood's aesthetic appearance and appeal.

**City Council Bill 25-0065** completely eliminates off-street parking requirements for automobiles from the City zoning code. The current minimum requirement of one off-street parking space per dwelling unit has not been shown to hamper the development of new residential developments throughout the City, partly because the existing law allows for a number of site-based or use-based exemptions to the parking requirements. The proponents of this measure argue that the City should stop “arbitrarily” mandating how much parking should be required and they observe that nearly a third of City residents do not own cars. The reality is parking and access to parking in many high-density neighborhoods with large numbers of motor vehicles is a major time-consuming quality of life issue. The parking requirements were put in place not to hamper development or to add to developer’s costs, instead they were adopted for the benefit of existing residents, so that they don’t have to experience increased competition and stress trying to find a parking space relatively near their residence.

The current zoning code is not arbitrary at all. In fact, there are a number of specific targeted exemptions included in the law that take into account the type of development, neighborhood conditions and the need for adhering to the prescribed minimums. The code already exempts developments of 3 dwelling units or less from off-street parking requirements. Motor vehicle records show that there are 276,935 registered in Baltimore City, in addition it is estimated there are at least 9,000 vehicles registered in Virginia that are actually located in Baltimore City. So there are approximately 286K vehicles in the City and we know that those vehicles are not uniformly distributed throughout the City. A tour of various neighborhoods reveals that many already experience a shortage of on-street parking. Arbitrarily eliminating all off-street parking requirements without understanding how vehicles are distributed throughout city neighborhoods will only exacerbate the parking congestion and aggravation experienced in many neighborhoods. Again, I think it is reasonable to ask, How does the elimination of off-street parking requirements benefit existing residents and residential neighborhoods?

The elimination of the off-street parking requirements without taking into consideration the effects of City Council bills 25-0064 and 25-0066 is just plain irresponsible. Bill 25-0066 proposes to allow any residentially zoned property to convert to a multi-family development with up to four dwelling units, which will only compound the problem created

## **The Case Against CCB Bills 25-0064 and 25-0065**

by eliminating off-street parking requirements. Having access to parking is just as much a quality-of-life issue for City residents as having access to open and green space and other public amenities in neighborhoods. The notion that eliminating the parking requirement will make housing more affordable is specious – it may reduce the developer’s costs, but developers are still going to market the property for the highest price the market will bring. No builder/developer is going to market a property by advertising that they are selling at a lower price, because the development does not have off-street parking. The argument that existing residents should depend on mortgage underwriters and finance companies to insist that developers include off-street parking sufficient to mitigate the increased parking congestion that existing residents will have to cope with from increased densities is just plain ludicrous.

I think it is rather ironic and worth noting that the bill would eliminate off-street parking requirements for automobiles, but the code will retain a provision requiring a specified number of bicycle parking/storage spaces. Recent surveys estimated the total number of daily bicycle commuters in Baltimore at about 7,500, or 2% of the total daily commuters, whereas automobiles account for 75% of the 362,600 total number of daily commuters. There doesn’t seem to be any rational basis for a blanket elimination of off-street parking requirements for automobiles given the number of registered vehicles in the City and the dominant level of automobile commuter traffic.

I strongly urge the Council to reject these misguided and ill-conceived bills that will end up doing more harm than good. These bills are not intended or designed to benefit existing residents or neighborhoods. The measures might yield positive outcomes, if narrowly targeted to specific land areas where major demolition has occurred and created large sections of open developable land, thereby limiting or mitigating the negative effect the bills in their current form will impose on existing residents and neighborhoods. This one size fits all policy approach does not work to sustain and preserve Baltimore’s diverse patchwork quilt of unique neighborhoods.

Respectfully Submitted

Joseph “Jody” Landers

Former City Councilmember and Homeownership Advocate.

**Testimony In Support Of  
Baltimore City Council Bill 25-0065 – Zoning – Eliminating Off-Street Parking  
Requirements**

**Before The Land Use and Transportation Committee**

**September 11, 2025**



Health Care for the Homeless supports City Council Bill 25-0065 - Zoning – Eliminating Off-Street Parking Requirements, known as Spaces for People Act, which would remove a key barrier to building more affordable housing in Baltimore: excessive and arbitrary parking requirements. Specifically, City Council Bill 25-0065 will eliminate arbitrary requirements that new buildings or uses include a certain number of off-street parking spaces. These requirements drive up housing prices, limit housing supply, and discourage small-scale development. City Council Bill 25-0065 is part of a broader housing affordability and development package known as The Housing Options & Opportunity Package, which Health Care for the Homeless strongly supports.

Health Care for the Homeless is Maryland's leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver integrated medical care, behavioral health services, dental care and harm reduction interventions for more than 11,000 people annually at multiple clinic sites in Baltimore City and Baltimore County and through a Mobile Clinic and Street Medicine team. We also support more than 800 highly vulnerable Baltimoreans in more than 550 units of permanent supportive housing.

We believe that everyone deserves a home they can afford in a stable and healthy community, but most renters in Baltimore pay more than they can afford on their housing. In response, Health Care for the Homeless formed a subsidiary non-profit organization known as HCH Real Estate Company, Inc. HCH Real Estate Co, Inc. develops affordable and supportive multifamily rental housing in Baltimore. Our projects are designed to be community-centered, environmentally sustainable and deeply affordable.

City Council Bill 25-0065 will have benefits across the city, but those benefits will be particularly felt in smaller projects and projects that are more highly integrated into existing residential communities where we have the worst vacancy rates. City Council Bill 25-0065 will move affordable housing projects from financial infeasibility to shovel-ready because apart from barriers such as parking requirements, the resources for these projects already exist. With the restrictions of off-street parking, we are design-constrained to make choices that reduce our



potential rental income through inefficient space planning and that are generally out-of-sync with resident needs.

#### Example: Franklin Square Project

Franklin Square is one such project that can benefit from City Council Bill 25-0065. The Franklin Square Project is a 19-unit new construction affordable housing development slated for the Franklin Square neighborhood of Baltimore City. Developed by HCH Real Estate Co and Unity Properties, the project would transform the long vacant lots located at 4-20 N. Mount Street and contribute to ongoing revitalization efforts in Franklin Square. The unit mix would include eleven (11) one-bedroom units, three (3) two-bedroom, and five (5) three-bedroom units; accommodating individuals and families. The housing will be priced affordably with 10 units priced for households earning 30% AMI, 7 units at 50%, and 2 units at 60% AMI. Amenities include controlled access, onsite case management, private meeting spaces, a fitness room, in-unit laundry, and a spacious lobby. The Franklin Square Project is unique in that it will provide tenant services for all residents and specialized supportive services for the 10 deeply affordable units to accommodate households currently experiencing homelessness.

By repealing minimums and imposing maximums instead, it would mean that smaller infill redevelopment projects, like the Franklin Square project that redevelop or fill in vacant properties between existing structures, could dedicate more space to creating space for greenery and retain more of the aesthetic of the block on which the property is located. Like many rowhome blocks in Baltimore, the Franklin Square project simply was not built to accommodate off-street parking – the space is for housing and yards. Rather than breaking up the block with driveway to stretch to the back of the building and paving over would be the “backyard,” we can give more space to the actual living and recreational green space that residents of Baltimore need and deserve. Having the freedom to make our own choices in developing housing is going to lead to a more aesthetically-pleasing and environmentally-sustainable design.

#### Example: Sojourner Place at the Falls

Sojourner Place at the Falls is another project that we are co-developing with Episcopal Housing Corporation and Beacon Communities, where we acquired two hotels—the Holiday Inn Express located in the historic Old National Bank Building at 221 N Gay St and the Sleep Inn at 300 N Front St—for conversion to Permanent Supportive Housing (PSH). On this project, we are creating parking to solve for a flood plane issue and the maximum is well more than we put into our initial concept, so the current law has shown is excessive on required number of parking spaces. Furthermore, that site is so close to transit hubs that it is empirically excessive to require us to have 1 parking spot for every 2 dwellings, even if our folks didn’t have extremely low incomes.

By eliminating minimum parking requirements, this bill allows local affordable housing developers like us to determine the number of parking spaces needed rather than requiring us to fulfill arbitrary parking mandates. Reducing parking requirements better meets the aesthetic character of the neighborhood, thus reallocating space to more affordable housing units and

more green space. City Council Bill 25-0065 will have greater benefits to the community, future residents, and the environment.

We fully support this bill and ask for this Committee's support.

*For more information about our agency, visit [www.hchmd.org](http://www.hchmd.org) and [www.hchreco.org](http://www.hchreco.org).*

*Our Vision: Everyone is healthy and has a safe home in a just and respectful community.*

*Our Mission: We work to end homelessness through racially equitable health care, housing and advocacy in partnership with those of us who have experienced it.*

**Testimony In Support Of  
Baltimore City Council Bill 25-0064 – Zoning – Bulk and Yard Requirements**

**Before The Land Use and Transportation Committee**

**September 11, 2025**



Health Care for the Homeless supports City Council Bill 25-0064 – Zoning – Bulk and Yard Requirements, which would amend the zoning code to increase maximum lot coverage and reduce minimum yard requirements in certain residential districts. City Council Bill 25-0064 is part of a broader housing affordability and development package known as The Housing Options & Opportunity Package, which Health Care for the Homeless strongly supports. The Housing Options & Opportunity Package will create housing opportunities, make housing more affordable, and promote equity.

Health Care for the Homeless is Maryland's leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver integrated medical care, behavioral health services, dental care and harm reduction interventions for more than 11,000 people annually at multiple clinic sites in Baltimore City and Baltimore County and through a Mobile Clinic and Street Medicine team. We also support more than 800 highly vulnerable Baltimoreans in more than 550 units of permanent supportive housing.

We believe that everyone deserves a home they can afford in a stable and healthy community, but most renters in Baltimore pay more than they can afford on their housing. In response, Health Care for the Homeless formed a subsidiary non-profit organization known as HCH Real Estate Company, Inc. HCH Real Estate Co develops affordable and supportive multifamily rental housing in Baltimore. Our projects are designed to be community-centered, environmentally sustainable and deeply affordable.

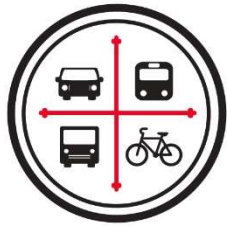
City Council Bill 25-0064 will have benefits across the city, but those benefits will be particularly felt in smaller projects and projects that are more highly integrated into existing residential communities where we have the worst vacancy rates. City Council Bill 25-0064, like the other bills in the Housing Options & Opportunity Package, will move affordable housing projects from financial infeasibility to shovel-ready because without such barriers the resources already exist for projects like ours. With the restrictions of current requirements that City Council Bill 25-0064 addresses, we are design-constrained to make choices that reduce our potential rental income through inefficient space planning and that are generally out-of-sync with resident needs.

City Council Bill 25-0064 can make it easier to have more diversity of housing stock types in more neighborhoods and allow increased density in residential zones. Policies such as City Council Bill 25-0064 can ultimately lead to increased affordability in the City.

Health Care for the Homeless supports this bill and asks for this Committee's support.

*For more information about our agency, visit [www.hchmd.org](http://www.hchmd.org) and [www.hchreco.org](http://www.hchreco.org).*

*Our Vision: Everyone is healthy and has a safe home in a just and respectful community.  
Our Mission: We work to end homelessness through racially equitable health care, housing and advocacy in partnership with those of us who have experienced it.*



**Transportation  
Alliance**



**Bikemore**

September 11, 2025

Ryan Dorsey, Chair  
Land Use and Transportation Committee  
Baltimore City Council

Dear Chair Dorsey and members of the committee,

Bikemore and the Central Maryland Transportation Alliance urge you to pass three bills coming before you in the next few days:

25-0062 will change outdated, costly requirements that mandate all residential buildings above three stories to have two staircases, instead allowing some buildings up to six stories with only one staircase. This will reduce development costs and create more affordable multi-family apartments in dense neighborhoods.

25-0064 will make modest changes to certain bulk and yard standards for residential zoning uses in residential zoning districts, allowing owners to make more flexible use of their property.

25-0065 will eliminate requirements that new buildings or uses include a certain number of off-street parking spaces. These mandates inflate construction costs, limit housing supply, and discourage small-scale development.

Too many local regulations enacted during the middle of the 20th Century make housing more expensive and make it difficult if not impossible to get around without a car. For that reason, cities across the country are reexamining parking standards, setbacks, and staircase requirements. And cities implementing reforms are seeing better and more affordable options for housing and transportation. We want those results for Marylanders and see these three ordinances as critical steps in the right direction. Please give them favorable hearings and pass them as soon as possible.

Sincerely,

Jed Weeks, Executive Director  
Bikemore

Brian O'Malley, President & CEO  
Central Maryland Transportation Alliance

September 10, 2025

Baltimore City Planning Commission  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: Opposition to City Council Bill 25-0065 (Parking)**

Dear Commissioners,

As a resident and homeowner in Marble Hill, I am writing to express my strong opposition to City Council Bill 25-0065 (Parking). While I understand the intent behind reducing off-street parking requirements, this proposal does not reflect the day-to-day realities of Baltimore's neighborhoods and would impose significant burdens on residents.

**Public Safety and Emergency Access:**

Eliminating minimum parking requirements will inevitably increase the number of cars parked on already crowded streets. In many neighborhoods, vehicles already line both sides of the block, creating serious obstacles for fire trucks, ambulances, and police vehicles. Any delay in emergency response due to blocked or narrowed roadways places lives at risk.

**Impact on Seniors and Residents with Disabilities:**

Baltimore has a large population of seniors and individuals with mobility challenges who rely on the ability to park near their homes. Removing parking requirements will make it even harder for them to access their residences safely. This bill places an unfair burden on those least able to walk long distances from distant or unsafe parking spots.

**Equity and Fairness:**

Developers benefit when parking requirements are eliminated, but residents are left to absorb the negative consequences. Long-term homeowners and renters will face increased competition for limited curb space, more parking tickets, and greater inconvenience, while developers are relieved of the responsibility to plan responsibly for the vehicles their projects attract.

**Environmental and Infrastructure Concerns:**

More cars circling neighborhoods in search of scarce parking will worsen emissions and further deteriorate our streets, which are already in need of repair. The increased wear-and-tear on city infrastructure will raise costs that taxpayers—not developers—will be forced to bear.

**Historic Neighborhood Character:**

Neighborhoods such as Marble Hill were never designed to accommodate high-density development without adequate parking. This bill disregards the historic character and

architectural fabric of legacy communities, replacing thoughtful planning with a one-size-fits-all approach that undermines livability.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0065 (Parking). Thoughtful, neighborhood-specific planning must take precedence over blanket deregulation that disregards public safety, equity, and the lived experiences of Baltimore residents.

I appreciate your attention to this important matter and your commitment to preserving the safety and stability of our communities.

With appreciation,

Charles Williams  
Marble Hill Resident