



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Land Use & Transportation Committee

Thursday, July 9, 2026

9:00 AM Burns Council Chamber, 4th floor, City Hall Virtual/Du
Burns Council Chamber, 4th floor, City Hall, Phone:
1-408-418-9388, Access code: 2342 308 9896, Password: Public,
Link:[https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m6cef5bbc1c54d891f8d5574e3f7ad5ba)
MTID=m6cef5bbc1c54d891f8d5574e3f7ad5ba

Land Use Docket 25-0128 (Hearing Canceled pending Rescheduling), 26-0150, 26-0176,
26-0177, 26-0165, 26-0178

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Ryan Dorsey, Sharon Green Middleton, Paris Gray, John Bullock, and Phylicia Porter
Absent 2 - Mark Parker, and Zac Blanchard

ITEMS SCHEDULED FOR PUBLIC HEARING

[26-0177](#) Rezoning – 901 S Caton Avenue

FOR the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Dorsey that this Ordinance be Recommended Favorably to the Baltimore City Council. The motion carried by the following vote:

Yes: 4 - Dorsey, Middleton, Gray, and Porter

Absent: 2 - Parker, and Blanchard

Out-Chamber: 1 - Bullock

[26-0176](#) Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Bullock that this Ordinance be Recommended Favorably to the Baltimore City Council. The motion carried by the following vote:

Yes: 5 - Dorsey, Middleton, Gray, Bullock, and Porter

Absent: 2 - Parker, and Blanchard

[26-0165](#) Sale of Property – 220 Guilford Avenue

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 220 Guilford Avenue (Block 0612, Lot 010) and is no longer needed for public use; and providing for a special effective date.

Sponsors: City Council President (Office of the Comptroller), Mark Parker, Zac Blanchard

A motion was made by Dorsey that this Ordinance be Recommended Favorably to the Baltimore City Council. The motion carried by the following vote:

Yes: 4 - Dorsey, Middleton, Gray, and Porter

Absent: 2 - Parker, and Blanchard

Out-Chamber: 1 - Bullock

ITEMS SCHEDULED FOR VOTING SESSIONS

[26-0150](#) Zoning – Conditional Use – Retail Goods Establishment (With Alcoholic Beverage Sales) – Variances – 600 West North Avenue

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverage sales) on the property known as 600 West North Avenue (Block 3435, Lot 001), as outlined in red on the accompanying plat; granting variances from certain bulk and yard regulations and off-street parking maximums; and, providing for a special effective date.

Sponsors: James Torrence

A motion was made by Dorsey that this Ordinance be Recommended Favorably with Amendment to the Baltimore City Council. The motion carried by the following vote:

Yes: 5 - Dorsey, Middleton, Gray, Bullock, and Porter

Absent: 2 - Parker, and Blanchard

[26-0178](#) Baltimore Harbor – Transfer of Authority to Department of Transportation

FOR the purpose of repealing obsolete provisions of Subtitle 5 {"Harbor"} of the Public Local Laws of Baltimore City and Article 10 {"Harbors, Docks, and Wharves"} of the Baltimore City Code regarding Baltimore Harbor; transferring the authority to regulate Baltimore Harbor from the Department of Housing and Community Development to the Department of Transportation; establishing the Office of the Harbormaster and all attendant authorities and duties under the Department of Transportation; and otherwise relating to the use and management of Baltimore Harbor

Sponsors: City Council President (Administration)

A motion was made by Dorsey that this Ordinance be Recommended Favorably with Amendment to the Baltimore City Council. The motion carried by the following vote:

Yes: 4 - Dorsey, Middleton, Gray, and Porter

Absent: 2 - Parker, and Blanchard

Out-Chamber: 1 - Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC