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November 3, 2025

**VIA ELECTRONIC MAIL**

The Honorable Mark Parker  
Baltimore City Council  
City Hall, Room 513  
100 North Holliday Street  
Baltimore, Maryland 21202  
[Mark.Parker@baltimorecity.gov](mailto:Mark.Parker@baltimorecity.gov)

*Re: Rezoning – 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and  
Block 6543A, Lot 001B*

Dear Councilman Parker:

On behalf of my client, DJBL Kresson, LLC, I write to request the introduction of a City Council bill to rezone the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B from the I-2 Zoning District to the C-2 Zoning District. In furtherance of this request, I enclose a completed Statement of Intent, a draft City Council bill, and a rezoning plat for your use.

We are hopeful that this bill can be introduced at the Council's November 10<sup>th</sup> meeting and, to that end, I am submitting copies of these documents simultaneously herewith to Mr. Ben Guthorn in the Department of Legislative Reference. Thank you in advance for your assistance and, if there is any further information you need, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Caroline L. Hecker".

Caroline L. Hecker

Enclosures

cc: Mr. Ben Guthorn Department of Legislative Reference  
(via electronic mail w/enclosures)

Mr. Eric Tiso, Department of Planning (via electronic mail w/enclosures)

Ms. Caitlin Audette, Department of Planning (via electronic mail w/enclosures)

DJBL Kresson, LLC (via electronic mail w/enclosures)

**DEPARTMENT OF LEGISLATIVE REFERENCE****STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street  
City Hall, Suite 626  
Baltimore, Maryland 21202

Phone: (410) 396-4730  
Email: ben.guthorn@baltimorecity.gov

**01. Property Information.**

Block: 6543A      Lot: 001B

Property Address:		Block:	Lot:
City:	State:	Zip Code:	

**02. Applicant's Contact Information.**

First Name:	Last Name:	
Mailing Address:		
City:	State:	Zip Code:
Telephone Number:	Email Address:	

**03. Agency.**

Is the applicant acting as an agent for another?

If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.

*(Use an additional sheet if necessary.)*

Corporate Entity:		
01	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
02	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:

**04. Current Property Owner's Contact Information (if different than applicant).**

First Name:	Last Name:	
Mailing Address:		
City:	State:	Zip Code:
Telephone Number:	Email Address:	

**05. Property Acquisition.**

Date the property was acquired by the current owner:

Deed Reference	Liber/Book:	Folio/Page:
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**06. All Proposed Zoning Changes for the Property.**

Zoning District	Current Zoning District:	Requested Zoning District:
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Conditional Use	Existing Use:	Proposed Conditional Use:
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Please describe all intended uses of the Property:

*Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.*

Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units		
	Proposed Number of Units:		
	Gross Square Footage of Building: (Not including basement area)		
	Unit 01	Gross Sq./Ft:	No. of Bedrooms:
	Unit 02	Gross Sq./Ft:	No. of Bedrooms:
	Unit	Gross Sq./Ft:	No. of Bedrooms:
	Unit	Gross Sq./Ft:	No. of Bedrooms:
	(Add additional units as needed.)		

## ARTICLE 32, § 9-703. CONVERSION STANDARDS.

## (a) In general.

All conversions must meet the standards set forth in this section.

## (b) Existing dwelling.

## (1) The existing dwelling must be:

- (i) a structure originally constructed as a single-family dwelling; and
- (ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

## (c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

- (1) 1-bedroom unit: 750 square feet.
- (2) 2-bedroom unit: 1,000 square feet.
- (3) 3- or more bedroom unit: 1,250 square feet.

\*Please note that one off-street parking space is required per each dwelling unit added.

**07. Contract Contingency.**

Is there a purchase contract contingent on the requested legislative authorization?

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

*(Add additional parties as needed.)*

1 <sup>ST</sup> PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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2 <sup>ND</sup> PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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The purposes, nature, and effect of the contract are:

**08. Affidavit.**

I, \_\_\_\_\_, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**CITY OF BALTIMORE**  
**Council Bill 25-**  
**(First Reader)**

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Introduced by: Councilman Mark Parker

At the request of: DJBL Kresson, LLC

Address: c/o Caroline L. Hecker, Esq.

Rosenberg Martin Greenberg, LLP

25 S. Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: \_\_\_\_\_

Assigned to: Land Use and Transportation Committee

Referred to the following agencies: \_\_\_\_\_

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**A BILL ENTITLED**

**AN ORDINANCE CONCERNING**

**Rezoning – 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B**

For the purpose of changing the zoning for the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District, and providing for a special effective date.

By amending

Article 32 - Zoning

Zoning Map

Sheet 68

Baltimore City Revised Code

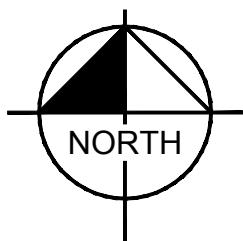
(2000 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That Sheet 68 of the Zoning District Maps is amended by changing from the I-2 Zoning District to the C-2 Zoning District the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the plat accompanying this Ordinance.

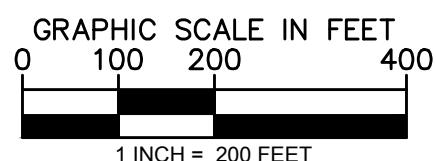
**SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance shall then transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is enacted.

SHEET NO. 68 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE



IN CONNECTION WITH THE PROPERTIES LOCATED AT BLOCK 6543-A, LOT 1A AND BLOCK 6543-A, LOT 1B, THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE AFOREMENTIONED PROPERTIES FROM I-2 ZONING DISTRICT TO C-2 ZONING, AS OUTLINED IN RED ABOVE  
 WARD - 26 SECTION - 003 BLOCK - 6543-A LOT - 001A AND 001B



LEGEND

	AREA TO BE REZONED TO C-2
	C-2
	C-3
	I-1
	I-2
	IMU-1
	R-8

**PREPARER**

KIMLEY-HORN AND ASSOCIATES, INC.  
 ATTN: MELANIE MONACO  
 3904 BOSTON STREET, SUITE 202  
 BALTIMORE, MD 21224  
 TEL: (443) 743-3467  
 EMAIL: MELANIE.MONACO@KIMLEY-HORN.COM

**APPLICANT**

DJBL KRESSON, LLC  
 ATTN: AUSTIN BERG  
 2519 WILKENS AVENUE  
 BALTIMORE, MD 21223  
 TEL: (410) 371-5204  
 EMAIL: AUSTIN@GREENSPRINGREALTY.COM

PREPARED ON 10/29/2025