

City of Baltimore

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



Meeting Agenda - Final

Monday, September 29, 2025

5:00 PM

Virtual Meeting Link: <https://bmore.webex.com/bmore/j.php?MTID=m3321c099a551c2ccaf66f1a740f458c3> Password: Public

Du Burns Council Chamber, 4th floor, City Hall

Baltimore City Council

Zeke Cohen, Council President - District 1: Mark Parker - District 2: Danielle McCray - District 3: Ryan Dorsey - District 4: Mark Conway - District 5: Isaac "Yitzy" Schleifer - District 6: Vice President Sharon Green Middleton - District 7: James Torrence - District 8: Paris Gray - District 9: John Bullock - District 10: Phylcia Porter - District 11: Zac Blanchard - District 12: Jermaine Jones - District 13: Antonio Glover - District 14: Odette Ramos

Call to Order**Invocation**

Chaplain Avery L. Thurman, Sr., Baltimore City Fire Department

Pledge of Allegiance**Roll Call****Approval of the Journal**

September 15, 2025

Bills Enacted without Mayoral Signature after Three Regular Meetings

September 15, 2025

[25-0003](#)

Historic Preservation – Conservation Districts – Establishment

FOR the purpose of establishing Conservation Districts; providing a study, proposal, and review process; defining certain terms; and providing for a special effective date.

Sponsors:

John Bullock, Mark Conway, Sharon Green Middleton, James Torrence, Paris Gray, Phylicia Porter, Zac Blanchard, Jermaine Jones, Antonio "Tony" Glover, Odette Ramos, Zeke Cohen

Executive Nominations

- EA25-0056** Jonathan DeWar
Member - Baltimore City Veteran's Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0057** Qamryn Askew
Member - Baltimore City Youth Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0058** Tylea Booker
Member - Baltimore City Youth Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0059** Caleb Kurlantzick
Member - Baltimore City Youth Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS

- EA25-0060** Marceline White
Member - Board of Consumer Protection and Business Licensing
Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0061** Michael Stewart
Member - Board of Consumer Protection and Business Licensing
Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0062** Brina Furman
Member - Board of Consumer Protection and Business Licensing
Commission
COMMITTEE ON LEGISLATIVE INVESTIGATIONS
- EA25-0063** Rian Hargrave
Member - Board of Municipal and Zoning Appeals
COMMITTEE ON LEGISLATIVE INVESTIGATIONS

Bills Introduced

- 25-0099** Supplementary Municipal Telephone Exchange Fund Operating
Appropriation – Municipal Telephone Exchange (Service 133 -
Telecommunications) – \$1,400,000
- FOR the purpose of providing a Supplementary Municipal Telephone
Exchange Fund Operating Appropriation in the amount of \$1,400,000 to
the Municipal Telephone Exchange (Service 133 - Telecommunications),
to provide funding for a series of one time improvements to help upgrade
the City's Call Center, support ongoing telework technology, increase
wireless phone security, and support upgrades at the Courthouse and Pratt
Library; and providing for a special effective date.
- Sponsors:** City Council President (Administration)
BUDGET AND APPROPRIATIONS COMMITTEE
- 25-0100** Children and Youth Fund – Updates
- FOR the purpose of updating the process and procedures by which the
Fund may disperse grants; altering the composition of the Board of
Directors; requiring a certain report; defining certain terms; and generally
relating to the administration of the Children and Youth Fund.
- Sponsors:** Mark Parker, John Bullock, Ryan Dorsey, Zac Blanchard, Zeke Cohen
EDUCATION, YOUTH, AND OLDER ADULTS COMMITTEE

25-0101 Repeal of Ordinances 86-711 and 92-147 Planned Unit Development
–Mount Clare Junction

FOR the purpose of repealing Ordinance 86-711, as amended by Ordinance 92-147, which designated certain properties a Business Planned Unit Development known as Mount Clare Junction; and providing for a special effective date.

Sponsors: Phylicia Porter

LAND USE AND TRANSPORTATION COMMITTEE

Consent Calendar

(See Section A at back of Agenda)

2R Second Reader

Land Use & Transportation

[25-0040](#) Zoning – Uses – Retail: Small Box Establishment

FOR the purpose of making small box discount retail stores a conditional use by approval of the Board of Municipal Zoning Appeals in all commercial zoning districts; setting use standards for new small box discount retail stores; and defining certain terms.

Sponsors: Sharon Green Middleton, Odette Ramos, Mark Parker, Ryan Dorsey, Mark Conway, James Torrence, Paris Gray, John Bullock, Phylicia Porter, Antonio "Tony" Glover, Zac Blanchard

RECOMMEND FAVORABLE WITH AMENDMENT

[25-0062](#) Building Code – Single Exit from Residential Occupancy

FOR the purpose of permitting certain residential buildings to have a single exit or access to a single exit, so long as certain conditions are met regarding the construction of the exit.

Sponsors: Ryan Dorsey, Mark Conway, Paris Gray, John Bullock, Zac Blanchard, Odette Ramos, Zeke Cohen

RECOMMEND FAVORABLE WITH AMENDMENT

[25-0064](#) Zoning – Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

Sponsors: Paris Gray, Ryan Dorsey, Sharon Green Middleton, James Torrence, Zac Blanchard, Odette Ramos, Zeke Cohen, John Bullock, Phylicia Porter

RECOMMEND FAVORABLE WITH AMENDMENT

[25-0065](#) Zoning – Eliminating Off-Street Parking Requirements

FOR the purpose of repealing requirements for providing a minimum number of off-street parking spaces per use type; setting certain parking maximums; and correcting, clarifying, and conforming related provisions and tables.

Sponsors: Zac Blanchard, Ryan Dorsey, Paris Gray, Zeke Cohen

RECOMMEND FAVORABLE WITH AMENDMENT

[25-0072](#) Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units Each in the R-8 Zoning District – 1703 and 1709 Edmondson Avenue

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 1703 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

Sponsors: John Bullock

RECOMMEND FAVORABLE

[25-0077](#) Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning District – Variances – 541 Lafayette Avenue

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 541 Lafayette Avenue (Block 0414, Lot 062), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Sponsors: Zac Blanchard

RECOMMEND FAVORABLE

[25-0078](#)

City Streets – Closing – Portions of Certain Streets and Alleys Bounded by Riggs Avenue, N. Payson Street, and the Land of National Railroad Passenger Company (Amtrak)

FOR the purpose of condemning and closing portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) as shown on a plat numbered 316 C 5 Series for Group A prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

John Bullock

RECOMMEND FAVORABLE

[25-0079](#)

Sale of Property – Certain Streets Lying Within the Area Bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the Land of National Railroad Passenger Corporation (Amtrak)

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 parcels of land known as portions of certain streets lying within the area bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the land of National Railroad Passenger Corporation (Amtrak) as shown on Plat 316 C 5 Group A, and filed with the Department of Transportation; and providing for a special effective date.

Sponsors:

John Bullock

RECOMMEND FAVORABLE

[25-0083](#)

RPP Area 30 – Exception – 15 E West Street

FOR the purpose of amending the Parking Management Plan Restatement for RPP Area 30 (South Baltimore East) to add an exception to the Plan's general permit allotments for dwelling units.

Sponsors:

Zac Blanchard

RECOMMEND FAVORABLE WITH AMENDMENT

[25-0084](#)

City Streets – Closing – A 6 Foot Portion of West Saratoga Street and an Alley 10.67 Feet Wide, Bounded By Pearl Street, West Saratoga Street, and North Greene Street

FOR the purpose of condemning and closing a 6 foot portion of West Saratoga Street and an alley 10.67 feet wide bounded by Pearl Street, West Saratoga Street and North Greene Street, as shown on a plat numbered 307 A 23A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE

[25-0085](#)

Sale of Property – Section of West Saratoga Street Bounded by Pearl Street, West Saratoga Street, and North Greene Street

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 no longer needed for public use known as the former bed of a 6 foot portion of West Saratoga Street bounded by Pearl Street, West Saratoga Street, and North Greene Street; and providing for a special effective date.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE

[25-0086](#)

City Streets – Closing – A Portion of North Chapel Street

FOR the purpose of condemning and closing a portion of North Chapel Street extending northerly 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street, North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat numbered 309 A 30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors:

City Council President (Administration)

RECOMMEND FAVORABLE

[25-0092](#)

Zoning – Conditional Use Conversion to a Banquet Hall in the C-2 Zoning District – Variance – 1123 West Baltimore Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1123 West Baltimore Street (Block 0217, Lot 012) in the C-2 Zoning District, as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

Sponsors:

John Bullock

RECOMMEND FAVORABLE

Public Safety[25-0018](#)

Emergency Scene – Unauthorized Persons Prohibited

FOR the purpose of prohibiting the presence of an unauthorized person within the boundaries of an emergency scene; establishing certain penalties; defining certain terms; and generally relating to unauthorized persons within the boundaries of an emergency scene.

Sponsors:

Odette Ramos, Mark Parker, Isaac "Yitzy" Schleifer, Sharon Green Middleton, James Torrence, Paris Gray, Phylicia Porter, Zac Blanchard, Antonio "Tony" Glover, Mark Conway

RECOMMEND FAVORABLE WITH AMENDMENT

3R Third Reader[25-0050](#)

Water Bill – Tenant Right to Review

FOR the purpose of requiring the Department of Public Works to provide a specified person with a copy of a certain water or wastewater bill upon request and submission of specified documentation.

Sponsors:

Paris Gray, Mark Parker, Ryan Dorsey, Mark Conway, James Torrence, John Bullock, Phylicia Porter, Zac Blanchard, Jermaine Jones, Odette Ramos, Zeke Cohen, Sharon Green Middleton

[25-0059](#)

Building, Fire, and Related Codes – Vacant Building Receivers – Failure to Sell

FOR the purpose of permitting a vacant building receiver to offer the property for sale to the Mayor and City Council of Baltimore City, if the property fails to sell at public auction; and providing certain limitations on the sale price.

Sponsors:

Paris Gray, Ryan Dorsey, Mark Conway, Sharon Green Middleton, John Bullock, Phylicia Porter, Zac Blanchard, Jermaine Jones, Odette Ramos, Zeke Cohen, Mark Parker, James Torrence, Antonio "Tony" Glover

[25-0069](#)

Sale of Property – 1820 North Charles Street

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 1820 North Charles Street (Block 0388, Lot 009) and is no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration), James Torrence

[25-0074](#)

Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street

FOR the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date.

Sponsors:

Phylicia Porter

Committee Announcements

Announcements

District Spotlight - 10th District

**THE NEXT MEETING OF THE CITY COUNCIL
WILL BE HELD ON MONDAY, OCTOBER 20, 2025, AT 5:00 P.M.**

Adjournment

Thank you all for attending this meeting.
Please check the area around your seat to make certain that you have everything that you brought with you.

We will be closing the room shortly and ask that everyone exit promptly to the 1st floor main entrance.

Thank you for visiting City Hall.