

EIGHTEENTH DAY

FIRST COUNCIL MANIC YEAR - SESSION OF 2024-2028

JOURNAL
CITY COUNCIL OF BALTIMORE

September 29, 2025

Chaplain Avery L. Thurman, Sr. of the Baltimore City Fire Department delivered an opening prayer.

Led by Marine veteran, Councilmember Zac Blanchard, the President and members of the Council recited the Pledge of Allegiance to the Flag.

The City Council of Baltimore met pursuant to adjournment. Present: Zeke Cohen, President, and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos Absent: McCray.

JOURNAL APPROVED

The Journal of September 15, 2025 was read and approved.

ENACTED WITHOUT SIGNATURE FROM THE MAYOR

The following bill was enacted without signature from the Mayor after 3 Council meetings:

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.

EXECUTIVE NOMINATIONS

JONATHAN DEWAR, as a Member of the Baltimore City Veteran’s Commission.

QAMRYN ASKEW, as a Member of the Baltimore City Youth Commission.

TYLEA BOOKER, as a Member of the Baltimore City Youth Commission.

CALEB KURLANTZICK, as a Member of the Baltimore City Youth Commission.

MARCELINE WHITE, as a Member of the Board of Consumer Protection and Business Licensing Commission.

MICHAEL STEWART, as a Member of the Board of Consumer Protection and Business Licensing Commission.

BRINA FURMAN, as a Member of the Board of Consumer Protection and Business Licensing Commission.

RIAN HARGRAVE, as a Member of the Board of Municipal and Zoning Appeals.

INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

Bill No. 25-0099 – By: The City Council President (Administration – Department of Finance)

An Ordinance 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.

The bill was read the first time and referred to the Budget and Appropriations Committee.

Bill No. 25-0100 – By: Councilmember Parker

Cosponsored by: President Cohen and Councilmembers Bullock, Dorsey, Blanchard, and Conway

An Ordinance 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.

The bill was read the first time and referred to the Education, Youth, and Older Adults Committee.

Bill No. 25-0101 – By: Councilmember Porter

An Ordinance 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.

The bill was read the first time and referred to the Land Use and Transportation Committee.

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 301, 302, 303, 304, 305, 306, 307, 308, 309, AND 310 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember McCray - Total 1.

The President declared the resolutions adopted under Rule 3-9.

Ceremonial Resolutions will be found at the end of the Journal.

COMMITTEE REPORTS

**BILL NO. 25-0040 RECOMMITTED
TO LAND USE AND TRANSPORTATION COMMITTEE**

Councilmember Dorsey, for the Land Use and Transportation Committee, moved to recommit Bill No. 25-0040 to consider additional agency reports.

An Ordinance 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.

The bill was recommitted to the Land Use and Transportation Committee.

**BILL NO. 25-0062 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0062 favorably, with amendments.

An Ordinance 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.

Committee Amendments to City Council Bill No. 25-0062

Amendment No. 1

On page 1, in line 7, strike “1010)” and substitute “1031)”; and, on that same page, after line 9, insert:

“BY repealing and re-ordaining, with amendments,
Article - Building, Fire, and Related Codes
Section 8-102 (IFC §§ 1001 to 1032)
Baltimore City Revised Code
(2024 Edition)”.

Amendment No. 2

On page 2, in line 11, strike “TYPE III-A”; and, on that same page, in lines 13 and 14, strike “PLANE; OR” and substitute “PLANE.”; and, on that same page, after line 14, insert:

“6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.”;

and on that same page, in lines 15, 18, 19, 20, 22, and 25, strike “6.2.”, “6.3.”, “6.4.”, “6.5.”, “6.6.”, and “6.7.”, respectively, and substitute “6.3.”, “6.4.”, “6.5.”, “6.6.”, “6.7.”, and “6.8.”, respectively; and, on page 3, in lines 1, 11, 15, 17, 19, 22, and 31, strike “6.8.”, “6.9.”, “6.10.”, “6.11.”, and “6.12.”, respectively, and substitute “6.9.”, “6.10.”, “6.11.”, “6.12.”, and “6.13.”.

Amendment No. 3

On page 2, in line 23, after “WITH”, insert “§ 903.3.1.1 OF THE BALTIMORE CITY BUILDING CODE AND”; and on that same page, in line 24, after “CODE.”, insert:

“ADDITIONALLY, SPRINKLER PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO EXCEPTION FOR DRAFTSTOPPING:

- A. COMBUSTIBLE ATTIC SPACES;
- B. COMBUSTIBLE CONCEALED ROOF SPACES;
- C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND
- D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF COMBUSTIBLE MATERIALS.”;

and, on page 3, in line 3, after “2-HOUR FIRE”, insert “PROTECTION”; and, on that same page, in that same line, strike “1-HOUR FIRE” and substitute “1.5-HOUR FIRE PROTECTION”; and, on that same page, in line 11, after “CORRIDOR”, insert “WITH 2-HOUR FIRE PROTECTION RATED WALLS”.

Amendment No. 4

On page 4, after line 6, insert:

“...

[Sections 1016 to 1031 {As in IBC}] SECTIONS 1016 TO 1019 {AS IN IBC}

SECTION 1020 CORRIDORS.

1020.1 TO 1020.2 {AS IN IBC}

TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5^c/1^d/2^e</u>
<u>I-2^A</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

^A FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

^B FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

^C BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

^D GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

^E R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IBC}

SECTIONS 1021 TO 1031 {AS IN IBC}

Part VII. International Fire Code**§ 8-102. City Modifications.**

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

Chapter 10. Means of Egress

[As in IFC]

SECTIONS 1001 TO 1005 {AS IN IFC}

1006.1 TO 1006.2 {AS IN IFC}

1006.3 {AS IN IFC}

1006.3.1 {AS IN IFC}

1006.3.2 {AS IN IFC}

1006.3.3 {AS IN IFC}

1006.3.4 *SINGLE EXITS.*

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE 1 OF THE FOLLOWING CONDITIONS EXISTS:

1. TO 5. {AS IN IFC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

- 6.3. THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.
- 6.4. THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.
- 6.5. THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.
- 6.6. THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.
- 6.7. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO EXCEPTION FOR DRAFTSTOPPING:
 - A. COMBUSTIBLE ATTIC SPACES;
 - B. COMBUSTIBLE CONCEALED ROOF SPACES;
 - C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND
 - D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF COMBUSTIBLE MATERIALS.
- 6.8. THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS IN THE SAME BUILDING.
- 6.9. STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:
 - A. BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL WITH 1.5-HOUR FIRE PROTECTION RATED DOORS;
 - B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20 {"SMOKEPROOF ENCLOSURES"} OF THE BALTIMORE CITY BUILDING CODE; AND

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- C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT STAIRWAY REGARDLESS OF THE SERVED OCCUPANT LOAD, PROVIDED THAT DOORS FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING EXTERIOR SWING TOWARDS THE EXTERIOR.
- 6.10. A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS SEPARATES THE ENTRY AND EXIT DOOR OF EACH DWELLING UNIT FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY, AND NO DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR EXIT STAIRWAY.
- 6.11. THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.
- 6.12. TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017 {"EXIT ACCESS TRAVEL DISTANCE"} OF THIS CODE, DOES NOT EXCEED 125 FEET.
- 6.13. ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21 {"ELEVATOR HOISTWAY PRESSURIZATION ALTERNATIVE"} OF THIS CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH § 713.14 {"ELEVATOR, DUMBWAITER, AND OTHER HOISTWAYS"} OF THE BALTIMORE CITY BUILDING CODE.
- 6.14. THE STAIRWAY EITHER:
- A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY BULKHEAD IN ACCORDANCE WITH § 1511.7.2 {"BULKHEADS"} OF THE BALTIMORE CITY BUILDING CODE, IF THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES (0.35 RAD); OR
 - B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW FACING THE STREET AT EACH LANDING, AND ACCESS TO THE ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY, NONCOMBUSTIBLE ACCESS LADDER.

6.15. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE SINGLE-EXIT STAIRWAY.

EXCEPTIONS

PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH THE EXIT STAIRWAY.

1006.3.4.1 {AS IN IFC}

SECTIONS 1007 TO 1019 {AS IN IFC}

SECTION 1020 CORRIDORS.

1020.1 TO 1020.2 {AS IN IFC}

TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5^c/1^d/2^e</u>
<u>I-2^a</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

^a FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

^b FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

^C BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

^D GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

^E R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IFC}

SECTIONS 1021 TO 1032 {AS IN IFC}”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 25-0064 RECOMMITTED
TO LAND USE AND TRANSPORTATION COMMITTEE**

Councilmember Dorsey, for the Land Use and Transportation Committee, moved to recommit Bill No. 25-0064 to consider additional agency reports.

An Ordinance amending certain bulk and yard requirements in residential zoning districts.

The bill was recommitted to the Land Use and Transportation Committee.

**BILL NO. 25-0065 RECOMMITTED
TO LAND USE AND TRANSPORTATION COMMITTEE**

Councilmember Dorsey, for the Land Use and Transportation Committee, moved to recommit Bill No. 25-0065 to consider additional agency reports.

An Ordinance 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.

The bill was recommitted to the Land Use and Transportation Committee.

**BILL NO. 25-0072 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0072 favorably.

An Ordinance 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.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

Findings of Fact

City Council Bill No. 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

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The subject property is not located in an area or subject to any law that would preclude this use.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed use would not be contrary to the public interest and has received support from a local community organization.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

This property is located in the Harlem Park neighborhood, immediately north of Harlem Inner Block Park V. Both lots measure 16 feet by 98 feet and are improved with three-story structures. Each site has a last authorized use as a single-family attached dwelling. The surrounding block of rowhomes is largely vacant with only a few occupied homes remaining, and many dwellings show varying levels of disrepair. Directly across the street stands Harlem Gardens, a multi-family building containing 94 dwelling units.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

Staff found no predictable change to the traffic flow that would result from the approval of this use.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

This is a primarily residential, characterized by a block of mostly vacant rowhomes with a few remaining occupied dwellings in varying states of disrepair. Across Edmondson Avenue is Harlem Gardens, a multi-family building containing 94 dwelling units. Limited non-residential uses exist nearby, including small commercial spaces and community facilities along Edmondson Avenue. The properties are located within the West Baltimore MARC Station Transit-Oriented Development Plan area and the Harlem Park neighborhood, where ongoing disinvestment may affect present and future development but does not preclude residential rehabilitation or redevelopment consistent with the R-8 zoning.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises for emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This site is located in the Harlem Park neighborhood within the West Baltimore MARC Station Transit-Oriented Development Plan area. The character of the neighborhood is predominantly residential, defined by traditional rowhouses, many of which are vacant or in varying states of disrepair, with a few still occupied. A notable nearby feature is Harlem Gardens, a multi-family residential building containing 94 units, reinforcing the area's residential identity.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with the Comprehensive Master Plan for Baltimore.

- (11) the provisions of any applicable Urban Renewal Plan;

The site is not located within an Urban Renewal Plan area and no other regulations preclude the proposed conversion.

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(12) all applicable standards and requirements of this Code;

The proposed use would meet all applicable standards and requirements of the Zoning Code.

(13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

Source of Findings:

(check all that apply)

Planning Commission's Report – dated June 30, 2025, including the Department of Planning Staff Report, dated June 13, 2025.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Jason Wright, Department of Housing and Community Development

Written – Authors' Names:

Law Department, Agency Report - Dated August 25, 2025
Department of Housing and Community Development, Agency
Report - Dated September 19, 2025

Land Use and Transportation Committee Members Voting in Favor:

Ryan Dorsey, Chair
Sharon Green Middleton
Mark Parker
Paris Gray
John Bullock
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0077 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0077 favorably.

An Ordinance 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.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

Findings of Fact

City Council Bill No. 25-0077

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning District – Variances – 541 Lafayette Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The subject property is not located in an area or subject to any law that would preclude this use.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed use would not be contrary to the public interest and has received support from a local community organization.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

This property is located in the Upton neighborhood within the West Planning District and abuts Robert C. Marshall Park at the rear. It is an end-of-row attached dwelling on a lot measuring approximately 15 feet 6 inches by 80 feet, for a total lot area of about 1,240 square feet. The existing three-story structure has undergone some exterior improvements to the doors and windows and is awaiting approval for conversion to a multifamily use to allow interior renovations. The proposal involves converting the single-family dwelling into two apartment units: one one-bedroom unit with approximately 780 square feet of gross floor area and one two-bedroom unit with approximately 1,350 square feet of floor area.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

Staff found no predictable change to the traffic flow that would result from the approval of this use.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

This is a primarily residential area within the Upton neighborhood of the West Planning District. The block contains a significant number of vacant rowhouses, with sixteen vacant building notices issued, and one property on the block recently renovated. The subject property abuts Robert C. Marshall Park at the rear, providing open space and recreational amenities. The proposed conversion to two dwelling units aligns with the surrounding residential character and is consistent with the Upton Neighborhood Master Plan, which encourages a range of housing types and the rehabilitation of vacant properties, thereby supporting both present and future neighborhood development.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

The property is readily accessible to emergency vehicles via West Lafayette Street and the adjoining alleys, including the 20-foot-wide mid-block pedestrian access point along the west side of the lot. This configuration provides adequate frontage and clear routes for fire, police, and other emergency services.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

(9) the character of the neighborhood;

This site is located in the Upton neighborhood within the West Planning District. The character of the neighborhood is primarily residential, consisting of traditional rowhouses, many of which are vacant or undergoing renovation.

(10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with the Comprehensive Master Plan for Baltimore.

(11) the provisions of any applicable Urban Renewal Plan;

The site is not located within an Urban Renewal Plan area and no other regulations preclude the proposed conversion.

(12) all applicable standards and requirements of this Code;

The proposed use would meet all applicable standards and requirements of the Zoning Code.

(13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

Source of Findings:

(check all that apply)

Planning Commission's Report – dated August 11, 2025, including the Department of Planning Staff Report, dated August 27, 2025.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Desiree Luckey, Law Department
Eric Tiso, Planning Commission
Jason Wright, Department of Housing and Community Development
Ty'lor Schnella, Mayor's Office of Government Relations

[x] Written – Authors’ Names:

Law Department, Agency Report - Dated September 23, 2025
Department of Housing and Community Development, Agency
Report - Dated September 19, 2025
Planning Commission, Agency Report - Dated August 11, 2025

Land Use and Transportation Committee Members Voting in Favor:

Ryan Dorsey, Chair
Sharon Green Middleton
Mark Parker
Paris Gray
John Bullock
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0078 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0078 favorably.

An Ordinance 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.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0079 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0079 favorably.

An Ordinance 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.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0083 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0083 favorably, with amendments.

An Ordinance 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.

Committee Amendments to City Council Bill No. 25-0083

Amendment No. 1

On page 2, in lines 10 and 11, strike "1 VISITOR PERMIT MAY BE ISSUED FOR SHARED USE BY THE 2 DWELLING UNITS." and substitute "EACH OF THE 2 DWELLING UNITS MAY BE ISSUED 1 VISITOR PERMIT.".

Councilmember Torrence moved to recommit the bill to the Land Use and Transportation Committee.

The roll was called on the motion, resulting as follows:

Yeas - Councilmembers Schleifer, Torrence, Glover - Total 3.

Nays - President and Councilmembers Parker, Dorsey, Conway, Middleton, Gray, Porter, Blanchard, Jones, Ramos - Total 10.

Abstain - Councilmember Bullock - Total 1.

Absent - Councilmembers McCray -Total 1.

The President declared the motion failed.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 25-0084 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0084 favorably.

An Ordinance 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.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0085 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0085 favorably.

An Ordinance 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.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0086 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0086 favorably.

An Ordinance 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.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0092 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0092 favorably.

An Ordinance 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.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

Findings of Fact

City Council Bill No. 25-0092

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

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The subject property is not located in an area or subject to any law that would preclude this use.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed use would not be contrary to the public interest and has received support from a local community organization.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

The property is located at 1123 West Baltimore Street on the southwest corner of its intersection with South Carlton Street. The lot measures approximately 32 feet by 67 feet and is fully occupied by a two-story building. The site is zoned C-2.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

Staff found no predictable change to the traffic flow that would result from the approval of this use.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The surrounding area is primarily commercial in character, located along the West Baltimore Street corridor within the Hollins Market Neighborhood Statistical Area. Nearby properties are zoned C-1 and C-2 to support neighborhood- and community-serving commercial uses, with only one dwelling unit recorded on this block. Several adjacent structures are vacant or have been recently demolished, and the University of Maryland BioPark lies approximately a quarter mile to the east. Given the limited residential presence and the corridor's commercial focus, the proposed banquet hall use is compatible with existing development patterns and is not expected to impair the present or future development of the area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises for emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

This site is located in the northwestern corner of the Hollins Market neighborhood, along the commercial corridor of West Baltimore Street. Hollins House, a ten-story residential Senior Community for Adults (62+ years) is located a block to the east, on the north side of the street. To the south of this site is a commercial node with C-1 zoning for a block and a half before reaching the next residential area.

(10) the provisions of the City’s Comprehensive Master Plan;

The General Land Use Plan has designated this block as Mixed Use: Predominantly Pedestrian-Oriented Commercial, for which the existing C-1 and C-2 zones are appropriate. The proposed use does not conflict with the Comprehensive Master Plan for Baltimore.

(11) the provisions of any applicable Urban Renewal Plan;

The site is not located within the Urban Renewal Plan area.

(12) all applicable standards and requirements of this Code;

The proposed use would meet all applicable standards and requirements of the Zoning Code.

(13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The Staff finds that this use is appropriate for the C-2 zone, the commercial corridor as outlined in the General Land Use Plan, and does not present any likely impacts greater than any other allowable business. Staff therefore finds no reason why the establishment, location, maintenance, or operation of this use would be detrimental to public health, safety, or welfare beyond what can ordinarily be anticipated from the operation of a business of this type.

Source of Findings:

(check all that apply)

Planning Report – dated September 19, 2025, including the Department of Planning Staff Report, dated September 18, 2025.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Michele Toth, Law Department
Jason Wright, Department of Housing and Community Development
Eric Tiso, Planning Department

[x] Written – Authors’ Names:

Law Department, Agency Report - Dated September 24, 2025
Department of Housing and Community Development, Agency
Report - Dated September 22, 2025

Land Use and Transportation Committee Members Voting in Favor:

Ryan Dorsey, Chair
Sharon Green Middleton
Mark Parker
Paris Gray
John Bullock
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0018 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Conway, for the Public Safety Committee, reported Bill No. 25-0018 favorably, with amendments.

An Ordinance 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.

Committee Amendments to City Council Bill No. 25-0018

Amendment No. 1

On page 1, in line 4, after “terms;” insert “providing for a special effective date;”; and, on page 4, in lines 14 and 15, strike “the 30th day after”.

Amendment No. 2

On page 2, in line 13, strike “CAUTION TAPE” and substitute “A BARRICADE”; and, on that same page, in line 17, strike “SCENE.” and substitute “SCENE, UNLESS THE CHIEF MAKES A DETERMINATION THAT A PUBLIC SAFETY HAZARD REMAINS.”; and, on page 3, in line 3, strike “AN” and substitute “A”; and, on that same page, in line 7, strike “A FIREFIGHTER;” and substitute “PERSONNEL FROM THE BALTIMORE CITY FIRE DEPARTMENT;”; and, on that same page, strike line 8 in its entirety; and, on that same page, in line 12, strike “THE AMERICAN RED CROSS;” and substitute “A COMMUNITY- OR VOLUNTEER-BASED NONPROFIT ORGANIZATION THAT SUPPORTS AND ASSISTS VICTIMS AND SURVIVORS OF DISASTERS;”; and, on that same page, in lines 9, 10, 11, 12, 13, and 15, strike “(C)”, “(D)”, “(E)”, “(F)”, “(G)”, and “(H)”, respectively, and substitute “(B)”, “(C)”, “(D)”, “(E)”, “(F)”, and “(G)”, respectively.

Amendment No. 3

On page 4, in line 11 strike “90” and substitute “60”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

THIRD READING

The President laid before the City Council:

BILL NO. 25-0050 - An Ordinance 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.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember McCray - Total 1.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 25-0059 - An Ordinance 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.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember McCray - Total 1.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 25-0069 - An Ordinance 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.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember McCray - Total 1

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 25-0074 - An Ordinance 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.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember McCray - Total 1

The bill was read and approved, and the bill was declared "Passed".

ADJOURNMENT

President Cohen adjourned the City Council to next meet on Monday, October 20, 2025, at 5:00 p.m.

Consent Calendar

CR0301 Vice-President Middleton

A Baltimore City Council Resolution Congratulating Bishop Hercules Johnson, Jr. in recognition of his Consecration to the Office of Bishop Of The Straight Road of Pentecost Church Inc.

CR0302 Vice-President Middleton

A Baltimore City Council Resolution Congratulating Arlene and Darlene Middleton in recognition of their 60th birthdays.

CR0303 Gray

A Baltimore City Council Resolution on the death of Georgia Rae Crowder, October 14, 2019 - September 4, 2025.

CR0304 President Cohen and all Members

A Baltimore City Council Resolution on the death of Keosha Michele Dease, August 18, 1985 - September 2, 2025.

CR0305 Bullock

A Baltimore City Council Resolution Congratulating Bishop Carl A. Pierce Sr. in recognition of his 25th pastoral anniversary.

CR0306 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Bishop Christopher E. Windley in recognition of his 30th pastoral anniversary.

CR0307 President Cohen and all Members

A Baltimore City Council Resolution Congratulating the Walters Art Museum in recognition of its continued partnership in ensuring Baltimore City students can access and engage with our City's incredible cultural assets during summer 2025.

CR0308 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Ms. Joan Phillips on recognition of over 40 years of food pantry ministry, faithfully serving others and nourishing her community at Trinity Presbyterian Church.

CR0309 President Cohen and all Members

A Baltimore City Council Resolution on the death of Tamah Odell Bowman, March 17, 1922 – September 18, 2025.

CR0310 Vice President Middleton

A Baltimore City Council Resolution Congratulating Garnett & Aiko Carey in recognition of their 25th wedding anniversary.