

FIRST DAY

SECOND COUNCILMANIC YEAR - SESSION OF 2024-2028

JOURNAL
CITY COUNCIL OF BALTIMORE

December 4, 2025

Reverend Danté Upshaw of Stillmeadow Community Fellowship 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, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos Absent: Schleifer (excused), Glover

JOURNAL APPROVED

The Journal of November 24, 2025 was read and approved.

COMMUNICATIONS FROM THE MAYOR

APPROVED BY THE MAYOR

OFFICE OF THE MAYOR

December 3, 2025

The Honorable Zeke Cohen, Council President
And Members of the City Council
Baltimore City Hall
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable President Cohen and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law on December 3, 2025, the following bills:

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.

25-0082 – Planned Unit Development – Amendment – Under Armour Headquarters – For the purpose of approving certain amendments to the Under Armour Headquarters Planned Unit Development; and providing for a special effective date.

25-0095 – Commercial Motor Vehicle Repair on City Streets – Prohibition – For the purpose of prohibiting the practice of commercial non-emergency motor vehicle repairs on City streets or footways; establishing certain penalties; and defining certain terms.

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.

25-0105 – Supplementary General Fund Operating Appropriation – Baltimore City Public Schools – \$12,911,344 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$12,911,344 to Baltimore City Public Schools – Service 352 (Baltimore City Public Schools), to provide funding for a deficit caused by the City’s contribution to the development agreement for City Spring Elementary/Middle School; and providing for a special effective date.

25-0106 – Supplementary General Fund Operating Appropriation – Fire Department – \$38,520,093 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$38,520,093 to the Fire Department – Service 602 (Fire Suppression and Emergency Rescue), to provide funding to balance the Fire Department’s Fiscal Year 2025 budget to cover a deficit caused by overtime, staffing costs, and contractual EMS services; and providing for a special effective date.

25-0107 – Supplementary General Fund Operating Appropriation – Department of Law – \$81,393 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$81,393 to the Department of Law – Service 862 (Transactions), to provide funding to balance the Department of Law’s Fiscal Year 2025 budget to cover a deficit caused by contractual spending; and providing for a special effective date.

25-0108 – Supplementary General Fund Operating Appropriation – Liquor License Board – \$454,415 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$454,415 to the Liquor License Board – Service 851 (Liquor License Compliance), to provide funding to balance the Liquor License Board’s Fiscal Year 2025 budget for a deficit caused by office lease costs, use of privately leased vehicles, and overtime; and providing for a special effective date.

25-0109 – Supplementary Special Grant Fund Operating Appropriation – Mayor’s Office of Employment Development – \$300,000 – For the purpose of providing a Supplementary Special Grant Fund Operating Appropriation in the amount of \$300,000 to the Mayor’s Office of Employment Development – Service 795 (Workforce Services for Baltimore Residents), to provide funding to support the creation of recovery friendly workplaces and care navigators; and providing for a special effective date.

25-0110 – Supplementary General Fund Operating Appropriation – Police Department – \$47,492,889 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$47,492,889 to the Police Department – Service 622 (Police Patrol), to provide funding to balance the Police Department’s Fiscal Year 2025 budget for a deficit caused by overtime and staffing costs; and providing for a special effective date.

25-0111 – Supplementary General Fund Operating Appropriation – Department of Recreation and Parks – \$5,630,976 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$5,630,976 to the Department of Recreation and Parks – Service 654 (Urban Forestry), to provide funding to balance the Department of Recreation and Parks’ Fiscal Year 2025 budget for a deficit caused by overtime and unbudgeted contractual costs; and providing for a special effective date.

25-0112 – Supplementary General Fund Operating Appropriation – Sheriff’s Office – \$3,425,454 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$3,425,454 to the Sheriff’s Office – Service 882 (Deputy Sheriff Enforcement), to provide funding to balance the Sheriff’s Office’s budget for Fiscal Year 2025 for a deficit caused by overtime, fleet costs, and various contractual and supply spending; and providing for a special effective date.

25-0113 – Supplementary General Fund Operating Appropriation – Department of Transportation – \$4,457,580 – For the purpose of providing a Supplementary General Fund Operating Appropriation in the amount of \$4,457,580 to the Department of Transportation – Service 688 (Snow and Ice Control), to provide funding to balance the Department of Transportation’s Fiscal Year 2025 budget for a deficit caused by snow removal costs; and providing for a special effective date.

In Partnership,

Brandon M. Scott
Mayor

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. 25-0136 – By: Councilmember Ramos
Cosponsored by: Councilmember Parker

An Ordinance changing the zoning for the property known as 3009 Greenmount Avenue (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

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

Bill No. 25-0137 – By: Councilmember Schleifer

An Ordinance changing the zoning for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and providing for a special effective date.

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

Bill No. 25-0138 – By: The Council President (The Administration – Department of Finance)
Cosponsored by: Councilmembers Dorsey, Gray, and Blanchard

An Ordinance increasing the amount of tax imposed per trip for passenger-for-hire services; and providing for a special effective date.

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

Bill No. 25-0139 – By: The Council President (The Administration – Department of Public Works)
Cosponsored by: Councilmember Parker

An Ordinance changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

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

Bill No. 25-0140 – By: The Council President (The Administration – Department of Transportation)

An Ordinance authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to Vicinity Energy Baltimore Cooling, LLP, for cold water lines through the property of the Mayor and City Council of Baltimore addressed as 414 North Calvert Street, also known as Ward 4, Section 1, Block 583, Lot 21, as shown on plat RW 20-36466 dated November 19, 2024, filed in the Department of Transportation; and providing for a special effective date.

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

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 25-0039R - By Councilmember Porter

Cosponsored by: President Cohen and Councilmembers Parker, Gray, Bullock, Blanchard, Ramos, Conway, Middleton, and Jones

Introduced

(Read and adopted)

Recognizing December 10 as Human Rights Day

FOR the purpose of recognizing December 10 as Human Rights Day; reaffirming the City Council's commitment to aligning its policy with the human rights obligations of international law; and calling on all City agencies, organizations, and residents to reaffirm their commitment to the fundamental rights and intrinsic worth of all human beings.

Recitals

WHEREAS, on December 10, 1948, the United Nations adopted the Universal Declaration of Human Rights, establishing universal rights including freedom, equal dignity, freedom of movement, and peace for all people.

WHEREAS, the United States Senate has ratified multiple treaties protecting human rights, which are the "supreme Law of the Land" under Article VI, Clause 2 of the United States Constitution.

WHEREAS, in the face of violations of these rights both domestically and internationally, the City is committed to making its residents aware of their rights and protections and to stand against all those who seek to infringe upon them.

WHEREAS, the City Council intends to protect its residents from any such infringements, including but not limited to illegal detention and inhumane treatment, by federal, State, or local forces.

WHEREAS, the denial of reproductive care and the criminalization of people based on pregnancy outcomes constitutes a violation of the rights to health, equality, and freedom from inhumane and degrading treatment, and has led to devastating consequences for individuals and families in the United States.

WHEREAS, the City of Baltimore reaffirmed its commitment to protecting its citizens' reproductive rights by adopting a resolution on September 30, 2024, committing the City to supporting measures to ensure access to abortion, family planning, labor and delivery care, miscarriage management, prenatal and postnatal care, and all other reproductive health services regardless of background.

WHEREAS, the City Council champions the missions of local agencies dedicated to defending these rights, such as the Mayor's Office of Equity and Civil Rights and the Mayor's Office of Immigrant Affairs, and reaffirms its commitment to working with local officials in defense of those missions.

WHEREAS, December 10 is recognized around the world as "Human Rights Day".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City Council recognizes December 10 as Human Rights Day; reaffirms its commitment to aligning its policy with the human rights obligations of international law; and calls on all City agencies, organizations, and residents to reaffirm their commitment to the fundamental rights and intrinsic worth of all human beings.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the Commissioner of the Health Department, the Director of the Office of Equity and Civil Rights, the Director of the Mayor's Office of Immigrant Affairs, the Commissioner of the Baltimore Police Department, and the Mayor's Legislative Liaison to City Council.

Councilmember Porter made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Porter made a motion that the Resolution be adopted.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers Schleifer, Glover - Total 2.

The President declared the Resolution "Adopted".

Bill No. 25-0040R - By Councilmember Gray

Cosponsored by: President Cohen and Councilmembers Parker, Bullock, Blanchard, Ramos, Conway, Middleton, Torrence, and Porter

Introduced

(Read and adopted)

Recognizing December as Small and Minority-Owned Business Month

FOR the purpose of recognizing December as Small and Minority Business Month; and affirming the City's commitment to supporting local entrepreneurship that is inclusive of all backgrounds.

Recitals

WHEREAS, small and minority-owned businesses are the engine of Baltimore's economy, creating jobs, providing essential goods, and building the identity of the City's neighborhoods.

WHEREAS, Black, Latino, Asian, Indigenous, immigrant, and female business owners have long contributed to the strength and resilience of Baltimore, often overcoming historic and systemic barriers to economic opportunity.

WHEREAS, it is vital that the City of Baltimore invests intentionally in businesses that reflect the spirit and diversity of the City and keep resources circulating within the local economy.

WHEREAS, by choosing to shop, contract, and invest locally, residents, corporations, and organizations can help build a stronger, more inclusive economy that reflects our shared values of fairness, opportunity, and self-determination.

WHEREAS, the City of Baltimore proudly celebrates the community leadership of its entrepreneurs who have persevered through economic hardship, market inequities, and limited access to capital, and recommits to policies and partnerships that empower small and minority-owned businesses to grow and thrive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council recognizes December as Small and Minority Business Month and affirms the City's commitment to supporting local entrepreneurship that is inclusive of all backgrounds.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the Director of the Mayor's Office of Small and Minority Business Advocacy and Development, and the Mayor's Legislative Liaison to City Council.

Councilmember Gray made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Gray made a motion that the Resolution be adopted.

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

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers Schleifer, Glover - Total 2.

The President declared the Resolution "Adopted".

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 0389, 0390, 0391, 0392, AND 0393 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, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers Schleifer, Glover - Total 2.

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. 25-0055 REPORTED FAVORABLY, WITH AMENDMENTS, 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. 25-0055 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 701 Mura Street (Block 1155, Lot 70), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

Committee Amendments to City Council Bill No. 25-0055

Amendment No. 1

On page 1, in line 21, after “granted” insert “for a variance”; and, on page 2 in lines 2 and 6, in each instance, after “granted” insert “for a variance”.

The amendments were read and adopted.

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. 25-0055

Zoning – Conditional Use – Parking Lot (Principal Use) – Variances 701 Mura 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:**

Uses within the R-8 District allow for this use subject to ordinance and will not impede the public interest.

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

The use is permitted by the R-8 district, subject to ordinance and would not conflict with any Urban Renewal Plan.

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

Use of this property as a parking lot would not be contrary to the interests of the public. The use provides local businesses with off-street parking for customers, which will help on-street parking for the community.

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

Use of this property as a parking lot will not create in the community with a negative impact on public health, safety, or welfare.

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 site is located approximately 2 blocks directly south of the Green Mount Cemetery. 701 Maura is currently a vacant lot.

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

The site is located in the Greenmount Ave area of the city and is under the Johnson Square Urban Renewal Plan Area.

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

There is reasonable proximity of other dwellings and places of public gathering.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

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

- (8) the character of the neighborhood;

This property is located in the Greenmount neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.

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

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will bring the property into compliance with the zoning code.

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

The proposed use is not prevented or limited by the Johnson Square Urban Renewal Plan which is applicable to the property.

- (11) all applicable standards and requirements of this Code;

The proposed use requires variances from lot area regulations.

- (12) the intent and purpose of this Code; and

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

- (13) 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.

Councilmember Dorsey made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

Journal of the City Council

City Council Bill No. 25-0055

701 Mura Street

Variance from Bulk and Yard Requirements

Threshold Question:

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:

(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;
(*underline one*)

[x] The shape of the **Structure/ Land** involved;
(*underline one*)

[] The topographical conditions of the **Structure/ Land** involved;
(*underline one*)

*and finds **either** that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / **Would Not**** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because it the time it takes to go into effect the regulations on Bulk & Yard Areas will have been changed with Council Bill 25-0064 going into effect.

Source of Findings:

(check all that apply)

[x] Planning Report – Planning Commission’s report, dated April 28, 2025, including the Department of Planning Staff Report, dated April 24, 2025.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Ty’lor Schnella, Mayor’s Office of Government Relations

[x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated November 19, 2025
Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
Law Department, Agency Report – Dated November 14, 2025
Department of Housing and Community Development, Agency Report – June 20, 2025
Parking Authority of Baltimore City – Dated June 2, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard

Findings of Fact adopted.

Favorable report, as amended, adopted.

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

**BILL NO. 25-0056 REPORTED FAVORABLY, WITH AMENDMENTS,
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. 25-0056 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 702 Mura Street (Block 1155, Lot 101), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

Committee Amendments to City Council Bill No. 25-0056

Amendment No. 1

On page 1, in line 21, after “granted” insert “for a variance”; and, on page 2 in lines 2 and 6, in each instance, after “granted” insert “for a variance”.

The amendments were read and adopted.

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. 25-0056

Zoning – Conditional Use – Parking Lot (Principal Use) – Variances 702 Mura 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:**

Uses within the R-8 District allow for this use subject to ordinance and will not impede the public interest

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

The use is permitted by the R-8 district, subject to ordinance and would not conflict with any Urban Renewal Plan

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

Use of this property as a parking lot would not be contrary to the interests of the public. The use provides local businesses with off-street parking for customers, which will help on-street parking for the community.

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

Use of this property as a parking lot will not create in the community with a negative impact on public health, safety, or welfare.

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 site is located approximately 2 blocks directly south of the Green Mount Cemetery. 702 Maura currently contains 3 rowhome units.

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

The site is located in the Greenmount Ave area of the city and is under the Johnson Square Urban Renewal Plan Area.

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

There is reasonable proximity of other dwellings and places of public gathering.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

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

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

- (8) the character of the neighborhood;

This property is located in the Greenmount neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.

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

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will bring the property into compliance with the zoning code.

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

The proposed use is not prevented or limited by the Johnson Square Urban Renewal Plan which is applicable to the property.

- (11) all applicable standards and requirements of this Code;

The proposed use requires variances from lot area regulations.

- (12) the intent and purpose of this Code; and

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

- (13) 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.

Councilmember Dorsey made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

City Council Bill No. 25-0056

702 Mura Street

Variance from Bulk and Yard Requirements

Threshold Question:

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;
(underline one)

[x] The shape of the **Structure/ Land** involved;
(underline one)

[] The topographical conditions of the **Structure/ Land** involved;
(underline one)

*and finds **either** that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable
(underline one)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / **Would Not**** exist if the strict letter of the applicable
(underline one)
requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because it the time it takes to go into effect the regulations on Bulk & Yard Areas will have been changed with Council Bill 25-0064 going into effect.

Source of Findings:*(check all that apply)*

☒ Planning Report – dated April 28, 2025, including the Department of Planning Staff Report, dated April 24, 2025.

☒ Testimony presented at the Committee hearing:

☒ Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Ty’lor Schnella, Mayor’s Office of Government Relations

☒ Written – Authors’ Names:

Department of Transportation, Agency Report – Dated November 19, 2025
Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
Law Department, Agency Report – Dated November 14, 2025
Department of Housing and Community Development, Agency Report – June 20, 2025
Parking Authority of Baltimore City – Dated June 2, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard

Findings of Fact adopted.

Favorable report, as amended, adopted.

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

**BILL NO. 25-0073 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. 25-0073 favorably.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), 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. 25-0073

Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1

Zoning District – Variances – 1100 Wicomico 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:**

Uses within the building include light industrial, office, art studios, and light food processing. The adjoining properties on this block and the neighborhood to the north are zoned R-8 residential, containing typical Baltimore rowhomes, while areas to the south are zoned I-1 and I-2 for heavier industrial uses such as manufacturing and warehousing. The building contains meeting space, and frequently the owners apply for short-term permits -this ordinance will allow for long term use.

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

The use is permitted by the IMU-1 district and would not conflict with any Urban Renewal Plan

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

Use of this property as a banquet hall would not be contrary to the interests of the public. The use of the building as a banquet hall allows community stakeholders to make use of a local resource without the need for a short-term permit.

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

Use of this property as a banquet hall will not create in the community with a negative impact on public health, safety, or welfare.

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;

1100 Wicomico St (Block 0811, Lot 060), is a property at the north corner of the intersection of Ostend Street and Wicomico Street with an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

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

The parcel is located within the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan, at the north corner of the intersection of Ostend Street and Wicomico Street. The underlying zoning district is IMU-1, as is the zoning within the URP

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

There is reasonable proximity of other dwellings and places of public gathering.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

- (7) 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.

- (8) the character of the neighborhood;

This property is located in the Pigtown neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. This particular area includes industrial zoned areas adjacently and is designated IMU-1

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

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will assist in the restoration of a vacant property in Pigtown.

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

The proposed use is not prevented or limited by the Carroll-Camden Urban Renewal Plan which is applicable to the property.

- (11) all applicable standards and requirements of this Code;

The proposed use requires variances from off street parking regulations

- (12) the intent and purpose of this Code; and

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

(13) 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.

Councilmember Dorsey made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

City Council Bill No. 25-0073

1100 Wicomico Street

Variance from Off-Street Parking Requirements

Threshold Question:

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;
(underline one)

[x] The shape of the **Structure/ Land** involved;
(underline one)

[] The topographical conditions of the **Structure/ Land** involved;
(underline one)

*and finds **either** that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

or that:

- (2) Practical difficulty Would / **Would Not** exist if the strict letter of the applicable
(*underline one*)
requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because it the time it takes to go into effect the regulations on off street parking will have been changed with Council Bill 25-0065 going into effect.

Source of Findings:

(*check all that apply*)

- [x] Planning Report – dated July 7, 2025, including the Department of Planning Staff Report, dated June 5, 2025.

- [x] Testimony presented at the Committee hearing:

- [x] Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Ty’lor Schnella

- [x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated November 19, 2023
Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
Law Department, Agency Report – Dated July 16, 2025
Department of Housing and Community Development, Agency Report – April 22, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0090 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. 25-0090 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135), 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.

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. 25-0090

Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the
R-7 Zoning District – Variance – 220 North Culver 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:**

Uses within the R-7 District allow for Conversions of this type and will not impede the public interest

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

The use is permitted by the R-7 district and would not conflict with any Urban Renewal Plan

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

Use of this property as multifamily housing would not be contrary to the interests of the public. The additional unit would add more housing to the community and keep the building in productive use.

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

Use of this property as a multifamily unit will not create in the community with a negative impact on public health, safety, or welfare.

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;

220 North Culver Street is located on the north side of the street, approximately 100' west of the intersection with West Saratoga Street. This property measures approximately 22' by 75' and is currently improved with a two-story building measuring approximately 22' by 40'. The building is currently built as two dwelling units, including layout and BGE meters.

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

The site is located with the Allendale neighborhood. The site is surrounded with blocks of R-7 and R-6 residential zoning. The area contains primary rowhouse and low-density multi-family dwellings. Two blocks east is the open space zone of Hilton Park.

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

There is reasonable proximity of other dwellings and places of public gathering.

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

There is adequate accessibility for emergency vehicles,

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

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

- (7) 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.

- (8) the character of the neighborhood;

This property is located in the Allendale neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.

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

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will bring the property into compliance with the zoning code.

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

The proposed use is not prevented or limited by an Urban Renewal Plan which is applicable to the property.

- (11) all applicable standards and requirements of this Code;

The proposed use requires variances from lot area regulations

- (12) the intent and purpose of this Code; and

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

- (13) 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.

Councilmember Dorsey made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

City Council Bill No. 25-0090

220 North Culver Street

Variance from Bulk and Yard Requirements

Threshold Question:

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

Hardship or Practical Difficulty:

The City Council has considered at least one of the following:

(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;
(underline one)

[x] The shape of the **Structure/ Land** involved;
(underline one)

[] The topographical conditions of the **Structure/ Land** involved;
(underline one)

*and finds **either** that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because it the time it takes to go into effect the regulations on Bulk & Yard Areas will have been changed with Council Bill 25-0064 going into effect.

Source of Findings:*(check all that apply)*

[x] Planning Report – dated October 9, 2025, including the Department of Planning Staff Report, dated October 10, 2025.

[x] Testimony presented at the Committee hearing:

[x] Oral – Witnesses Names:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Ty’lor Schnella, Mayor’s Office of Government Relations

[x] Written – Authors’ Names:

Department of Transportation, Agency Report – Dated November 19, 2025
Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
Law Department, Agency Report – Dated November 14, 2025
Department of Housing and Community Development, Agency Report – September 22, 2025

Land Use and Transportation Committee:

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

THIRD READING

The President laid before the City Council:

BILL NO. 25-0071 - 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 15 East West Street (Block 0965, Lot 046), 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.

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, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers Schleifer, Glover - Total 2.

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

BILL NO. 25-0091 - An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), 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.

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, McCray, Dorsey, Conway, Middleton, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers Schleifer, Glover - Total 2.

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

ADJOURNMENT

President Cohen adjourned the City Council to next meet on Monday, December 15, 2025, at 5:00 p.m.

Consent Calendar

CR0389 President Cohen and all Members

A Baltimore City Council Resolution on the death of Rhonda D. Adams, October 16, 1946 – November 13, 2025

CR0390 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Dt. Joylyn Etheridge in recognition of her dedicated leadership and over 150 hours of service to the residents of Baltimore City.

CR0391 President Cohen and all Members

A Baltimore City Council Resolution on the death of Quantae Damontaze Brown, April 26, 2000 – September 20, 2025.

CR0392 Porter

A Baltimore City Council Resolution on the death of Vicki Ward, September 24, 1957 – November 9, 2025.

CR0393 President Cohen and all Members

A Baltimore City Council Resolution remembering all our neighbors without homes who have passed away from the traumatic effects and experiences of homelessness in the last year.