



December 16, 2025

Councilmember Jermaine Jones
Baltimore City Council, District 12
City Hall – 100 N. Holliday Street
Baltimore, MD 21202

RE: Support for Conditional Use Conversion of 1610 E. Chase Street into a Duplex

Dear Councilmember Jones,

On behalf of East Baltimore Development, Inc. (EBDI), I write to enthusiastically support Charm City Buyers' proposal to convert an existing single-family dwelling at 1610 E. Chase Street into two dwelling units through a conditional-use conversion ordinance with an associated variance.

This project is owned and being developed by Charm City Buyers, an experienced Baltimore-based developer engaged in neighborhood-scale reinvestment. The proposed conversion involves the reuse and modernization of an existing rowhouse, with no change to the exterior residential character of the building. Construction is anticipated to be completed in 2026, subject to City of Baltimore approvals.

While the subject property is located just outside EBDI's boundaries, EBDI recognizes that incremental reinvestment in surrounding blocks directly supports the long-term success and stability of the broader East Baltimore Development Initiative area. The proposed conversion aligns with EBDI's goals of encouraging responsible reinvestment, strengthening existing housing stock, and increasing housing choice in close proximity to major redevelopment efforts.

Specifically, this project contributes to the stabilization of adjacent neighborhoods that serve as gateways to the EBDI project area, promotes the efficient reuse of existing housing without demolition while adding a modest amount of new residential capacity, and supports population growth and neighborhood vitality. Collectively, these outcomes help reinforce the impact of significant public and private investments in Eager Park and the broader East Baltimore community.

For these reasons, EBDI respectfully supports the conditional-use conversion ordinance and associated variance for 1610 E. Chase Street and encourages the Baltimore City Council to approve the legislation.

We appreciate Charm City Buyers' proactive engagement with neighborhood stakeholders and view this proposal as reflective of the broader, positive development activity taking place in and around the EBDI project area as long-term investments continue to strengthen surrounding neighborhoods.

Sincerely,

Cheryl Washington
President and CEO