

# City of Baltimore

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

## Meeting Minutes - Final

### Land Use & Transportation Committee

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Thursday, June 26, 2025

9:00 AM  
Walter D. Burns Council Chamber, 4th floor, City Hall, Phone:  
#1-408-418-9388, Access code: 2343 083 9553, Password:  
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m1423c6a086ea37b83262767911222f0f)  
MTID=m1423c6a086ea37b83262767911222f0f

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Bills 25-0020, 25-0037, 25-0039, 25-0041, 25-0049, 25-0053, 25-0054, 25-0055, 25-0056 and  
25-0057

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

**Present** 7 - Ryan Dorsey, Sharon Green Middleton, Mark Parker, Paris Gray, John Bullock,  
Phylicia Porter, and Zac Blanchard

#### **ROLL CALL**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

[25-0020](#) Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3  
Dwelling Units in the R-8 Zoning District – Variances – 2001 West  
Baltimore Street

FOR the purpose of permitting, subject to certain conditions, the  
conversion of a single-family dwelling unit to 3 dwelling units in the R-8  
Zoning District on the property known as 2001 West Baltimore Street  
(Block 0206, Lot 045), as outlined in red on the accompanying plat;  
granting variances regarding certain bulk regulations (lot size area) and  
off-street parking requirements; and providing for a special effective date.

**Sponsors:** John Bullock

**A motion was made by Middleton that this Ordinance be Recommended  
Favorably. The motion carried the following vote:**

**Yes:** 7 - Dorsey, Middleton, Parker, Gray, Bullock, Porter, and Blanchard

[25-0037](#)      Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

**Sponsors:** James Torrence

**A motion was made by Middleton that this Ordinance be Recommended Favorably. The motion carried the following vote:**

**Yes:** 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

**Out-Chamber:** 1 - Bullock

[25-0039](#)      City Streets – Closing – A 16 Foot Alley and a Portion of a 10 Foot Alley

FOR the purpose of condemning and closing a 16 foot alley and a portion of a 10 foot alley bounded by Presstman Street, Brunt Street, Robert Street, and Pennsylvania Avenue, as shown on a plat numbered 312-A-11A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

**Sponsors:** City Council President (Administration)

This Hearing was Recessed.

[25-0041](#)      Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

**Sponsors:** John Bullock

**A motion was made by Middleton that this Ordinance be Recommended Favorably. The motion carried by the following vote:**

**Yes:** 7 - Dorsey, Middleton, Parker, Gray, Bullock, Porter, and Blanchard

[25-0049](#)

Release of Access Easement – Vehicular Access to U.S. Route 40 through 6709 Pulaski Highway

FOR the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to the access easement generally described as a 30 foot wide parcel, which extends from Pulaski Highway on the north to the southern boundary of the Property along the entire eastern boundary of the Property (“the Easement Area”), previously granted by WH-Pulaski, LLC, predecessor in interest to the current land owner, 6709 Pulaski, LLC; the location and course of the access easement to be released being created and described by that certain Access Easement Agreement dated October 7, 2011 and recorded among the Land Records of Baltimore City, Liber 13806, Page 235 (“the Access Easement”).

**Sponsors:** Danielle N. McCray

**A motion was made by Middleton that this Ordinance be Recommended Favorably. The motion carried the following votes:**

**Yes:** 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

**Out-Chamber:** 1 - Bullock

[25-0053](#)

Rezoning – 4001 East Baltimore Street

FOR the purpose of changing the zoning for the property known as 4001 East Baltimore Street (Block 6279, Lot 009), as outlined in red on the accompanying plat, from the I-2 Zoning District to the IMU-1 Zoning District.

**Sponsors:** Mark Parker

**A motion was made by Porter that this Ordinance be Recommended Favorably. The motion carried the following vote:**

**Yes:** 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

**Out-Chamber:** 1 - Bullock

[25-0054](#)

Zoning – W-2 Overlay District – Amendment

FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending “Table 12 903(4). Middle Branch Waterfront Area” to include revised view corridors.

**Sponsors:** Phylicia Porter

**A motion was made by Parker that this Ordinance be Recommended Favorably. The motion carried by the following vote:**

**Yes:** 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

**Out-Chamber:** 1 - Bullock

[25-0055](#) Zoning – Conditional Use – Parking Lot (Principal Use) – Variances  
701 Mura Street

FOR the purpose of 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.

**Sponsors:** Jermaine Jones

This Hearing was Recessed.

[25-0056](#) Zoning – Conditional Use – Parking Lot (Principal Use) – Variances  
702 Mura Street

FOR the purpose of 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.

**Sponsors:** Jermaine Jones

This Hearing was Recessed.

[25-0057](#) Sale of Property – 5401 Mason Lord Drive

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 5401 Mason Lord Drive (Block 6332, Lot 002) and is no longer needed for public use; and providing for a special effective date.

**Sponsors:** City Council President (Administration)

**A motion was made by Parker that this Ordinance be Recommended Favorably.  
The motion carried the following vote:**

**Yes:** 7 - Dorsey, Middleton, Parker, Gray, Bullock, Porter, and Blanchard

**ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**