

FIFTEENTH DAY

FIRST COUNCILMANIC YEAR - SESSION OF 2024-2028

J O U R N A L
CITY COUNCIL OF BALTIMORE

July 21, 2025

Minister Terry “Uncle T” Williams, of Challenge to Change 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, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos Absent: Middleton (excused), Porter (excused)

JOURNAL APPROVED

The Journals of June 16, 2025 at 2:30 p.m., June 16, 2025 at 5:00 p.m., and June 23, 2025 were read and approved.

COMMUNICATIONS FROM THE MAYOR**APPROVED BY THE MAYOR****OFFICE OF THE MAYOR**

June 23, 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 Monday, June 9, 2025, the following bills:

25-0060 – Child Health – Equitable Access to Health Services in City Schools – FOR the purpose of providing the appropriations estimated to be needed by each agency of the City of Baltimore for operating programs and capital projects during the Fiscal 2026 year.

25-0061 – Annual Property Tax – Fiscal Year 2026 – FOR the purpose of changing the zoning for the property known as 3221 Frederick Avenue (Block 2123A, Lot 002), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

25-0075 – Operating Budget for the Baltimore City Board of School Commissioners for the Fiscal Year Ending June 30, 2026 – FOR the purpose of approving the budget estimated to be needed for the Baltimore City Board of School Commissioners for operating programs during Fiscal 2026; providing for certification of the approved budget to the State Superintendent of Schools; and providing for a special effective date.

June 24, 2025

25-0005 – Arson Offender Registry – Registration Requirement – FOR the purpose of altering the criteria for registering as an arson offender with the Police Commissioner; and providing for a special effective date.

25-0038 – City Property – Naming the Playground Located at Senator Troy Brailey Easterwood Park to be the Margaret L. Powell Playground – FOR the purpose of naming the playground located at Senator Troy Brailey Easterwood Park to be the Margaret L. Powell Playground.

In Partnership,

Brandon M. Scott
Mayor

EXECUTIVE APPOINTMENTS

STEPHAN W. FOGLEMAN, as a member of the Board of Ethics.

DR. MELANIE BRYANT, as the Director of the Office of the LGBTQ Affairs.

KENDALL ABU-HAKIM, as the Bureau Head of the Department of Public Works, Division of Solid Waste.

STEVEN SHARKEY, as the Bureau Head of the Department of Public Works, Division of Water and Wastewater.

MATTHEW GARBARK, as the Director of the Department of Public Works.

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. 25-0080 – By: Councilmember Ramos
Cosponsored By: Councilmembers Conway, Parker, Gray, Bullock, Jones, Blanchard, Torrence and President Cohen

An Ordinance authorizing certain property located in Baltimore City identified as a vacant structure or nuisance property under the Baltimore City Building Code to be subject to a certain in rem foreclosure process; requiring certain procedures for an in rem foreclosure; requiring the City to take certain actions to compensate the interested parties in property that is acquired through an in rem foreclosure; specifying the circumstances under which an in rem foreclosure judgement may be reopened; making conforming changes; defining certain terms; and generally relating to in rem foreclosure of vacant property in Baltimore City.

The bill was read the first time and referred to the Housing and Economic Development Committee.

Bill No. 25-0081 – By: Councilmember Schleifer

An Ordinance 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 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; 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. 25-0082 – By: Councilmember Blanchard

An Ordinance approving certain amendments to the Under Armour Headquarters Planned Unit Development; 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. 25-0083 – By: Councilmember Blanchard

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.

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

Bill No. 25-0084 – By: The Council President (Administration – Department of Transportation)

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.

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

Bill No. 25-0085 – By: The Council President (Administration – Department of Transportation)

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.

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

Bill No. 25-0086 – By: The Council President (Administration – Department of Transportation)

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.

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 Resolution for first reading:

Bill No. 25-0029R - By: Councilmember Jones

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

Introduced

(Read and adopted)

**Request for Federal and State Action – Protect Social Security Offices,
Medicare, and Medicaid**

FOR the purpose of expressing the opposition of the City Council to closing and cutting staff at local Social Security Administration offices; expressing the opposition of the City Council to cutting Medicare, Medicaid, and Social Security benefits; and urging the Congress of the United States to protect the public's access to Social Security by passing HR 1876, the Keeping Our Field Offices Open Act, HR 1877, the Protecting Americans' Social Security Data Act, and HR 1700/S 770, the Social Security Expansion Act.

Recitals

WHEREAS, Social Security offices and employees have served the public and offered the best protection against the struggles of poverty since 1935.

WHEREAS, Social Security offices and programs are closely tied to supporting America's veterans, as 9.7 million Social Security beneficiaries and 20% of all local Social Security Administration staff are veterans.

WHEREAS, older Americans in need of Social Security are a growing demographic, as more than 11,000 Americans reach retirement age every day.

WHEREAS, the current administration is cutting Social Security staff and funding to lower taxes for the wealthy, causing staffing at the Social Security Administration to fall to a 50-year low while workloads have increased.

WHEREAS, cutting funding and staff leads to the closing of neighborhood Social Security offices, which millions of Americans depend on for filing for benefits, resolving issues with payments, generating Social Security numbers, acquiring replacement Social Security cards, and submitting documents and applications for retirement, disability, and Social Security benefits.

WHEREAS, the current administration's sweeping budget and coverage cuts to fund tax cuts for the wealthy presents a risk to the quality of care for the over 79 million Americans receiving Medicaid and 68 million Americans served by Medicare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that the City Council is opposed to closing and cutting staff at local Social Security offices and supports robust staffing at local Social Security Administration facilities to serve the public in a timely and effective manner.

AND BE IT FURTHER RESOLVED, that the City Council is opposed to Federal and State cuts to Medicaid, Medicare, and Social Security benefits.

AND BE IT FURTHER RESOLVED, that the City Council urges the Congress of the United States to pass HR 1876, the Keeping Our Field Offices Open Act; HR 1877, the Protecting Americans' Social Security Data Act; and HR 1700/S 770, the Social Security Expansion Act.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the Governor, the President of the Maryland Senate, the Speaker of the Maryland House of Delegates, the Baltimore City Senate and House delegations to the United States Congress, the Baltimore City Senate and House delegations to the Maryland General Assembly, the Attorney General of the United States Department of Justice, the Secretary of the United States Department of Labor, the Secretary of the Maryland Department of Labor, the Comptroller of Maryland, the Baltimore City Inspector General, the Director of the Mayor's Office of Older Adults Affairs and Advocacy, the President of the Metropolitan Baltimore Council of AFL-CIO, and the Mayor's Legislative Liaison to the City Council.

Councilmember Jones made a motion that the Rules be suspended.

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

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

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

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nay - 0.

Absent: Middleton, Porter - Total 2.

The President declared the Resolution "Adopted".

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231 AND 232 ADOPTED UNDER RULE 3-9.

The resolutions were read.

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

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nay - 0.

Absent: Middleton, Porter - 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. 25-0020 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. 25-0020 favorably.

An Ordinance 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.

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. 25-0020**

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2001 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:**

Multiunit dwellings are permitted in the R-8 district, and staff finds that this use would not be detrimental to or endanger the public health, safety, or welfare.

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 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 multiunit dwelling is in the public interest because it will provide additional housing options in 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 single dwelling will not create a negative impact on public health, safety, or welfare in the community.

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

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

- a. The proposed site is a single-family rowhouse into three dwelling units. The property measures 15 feet by 90 feet with a total lot area of 1,350 square feet.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - a. There is no additional parking required. According to the PABC the location is not located within any PBC - administered parking programs the staff conducted a site visit and came to the conclusion that there is sufficient on - street parking.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. This property is located in Boyd-Booth neighborhood that is predominantly residential area consisting of historic rowhomes. Approval of this conditional use will have no adverse impact on present or future development.
4. 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.

5. accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles,

6. 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.

7. 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.

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

10. the provisions of the City's Comprehensive Master Plan;

- a. 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 objectives related to affordable housing, adaptive reuse of historic structures, and neighborhood stabilization in Boyd-Booth .

11. the provisions of any applicable Urban Renewal Plan;

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

12. all applicable standards and requirements of this Code;

N/A

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.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 22-0020

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE AND TRANSPORTATION AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2001 West Baltimore Street

VARIANCE FROM YARD REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

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)

*The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)*

*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** (*underline one*) 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** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The property at 2001 West Baltimore Street proposes to convert the single-family dwelling into three dwellings. Each converted dwelling must meet the following floor area per unit type: 1. 1-bedroom unit need be 750 square feet. 2. 2-bedroom unit nee be 1,000 square feet. 3. 3 or more bedroom unit need be 1,250 square feet. Two of the proposed one bedroom dwelling units would only be 600 square feet in gross floor space, therefore a 20% variance is required.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated March 17, 2025, including the Department of Planning Staff Report, dated March 13, 2025.

Testimony presented at the Committee hearing.

Findings of the applicant - adopted by committee on April 24, 2025

Oral - Witness:

Michele Toth, Law Department

Eric Tiso, Planning Commission

Luciano Diaz, Department of Transportation

Jason Wright, Department of Housing and Community Development

Tom Wellington, Baltimore Development Corporation

Written:

Law Department, Agency Report - Dated April 8, 2025

Department of Housing and Community Development, Agency Report - January 24, 2025

Baltimore Development Corporation, Agency Report - Dated March 6, 2023

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey - Chair

Sharon Middleton

Mark Parker

Paris Gray

John Bullock

Phylicia Porter

Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0037 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. 25-0037 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 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.

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. 25-0037**

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1727 McCulloh 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:**

Multi-unit dwellings are permitted in the R-8 district and staff finds that this use would not be detrimental to or endanger the public health, safety, or welfare.

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 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 rowhome dwelling is in the public interest because it will provide additional housing options in 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 two-dwelling 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 relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - a. The proposed site is a single-family rowhouse into two-dwelling house. The property measures 15' by 105' and is currently improved with a three-story building measuring approximately 15' by 64'. The unit will consist of one three-bedroom unit and one four-bedroom unit. The total gross floor area is 2,607 square feet. The proposed units will have floor areas of 1,334 and 1,466 square feet.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - a. There is no additional parking required.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. This property is located in the Madison Park neighborhood, a predominantly residential area characterized by rowhome developments. Approval of this conditional use will have no adverse impact on present or future development.
4. 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.

5. accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles.

6. 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.

7. 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.

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

10. the provisions of the City's Comprehensive Master Plan;

- a. 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 increasing the availability of housing options within Madison Park.

11. the provisions of any applicable Urban Renewal Plan;

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

12. all applicable standards and requirements of this Code;

N/A

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 general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated April 15, 2025, including the Department of Planning Staff Report, dated April 3, 2025.

[X] Testimony presented at the Committee hearing.

[X] Findings of the applicant - adopted by committee on April 24, 2025

Oral - Witness:

Michele Toth, Law Department
Eric Tiso, Planning Commission
Luciano Diaz, Department of Transportation
Jason Wright, Department of Housing and Community Development
Tom Wellington, Baltimore Development Corporation

Written:

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

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey - Chair
Sharon Middleton
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0041 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. 25-0041 favorably.

An Ordinance 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.

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. 25-0041**

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variances - 2628 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:**

Rowhome dwellings are permitted in the R-7 district and staff finds that this use would not be detrimental to or endanger the public health, safety, or welfare.

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 a rowhome dwelling is in the public interest because it will provide additional housing options in the community. The building has been vacant and the owner intends to rent the units to low-income tenants.

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 three-dwelling housing unit will not create a negative impact on public health, safety, or welfare of the community.

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

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - a. The proposed site measures approximately 23' by 85' and is currently a three-story building occupying nearly the entire lot. The proposed site is a single-family dwelling to be converted into three two-bedroom apartment units. One unit is proposed for each floor of the structure. The lot for three dwellings requires 2,750 square feet, but this lot only encloses 1,955 square feet; therefore does not meet this requirement.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - a. There is no additional parking required.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. This property is located in the Mosher neighborhood, a predominantly residential area characterized by rowhome developments. Approval of this conditional use will have no adverse impact on present or future development.
4. 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.

5. accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles.

6. 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.

7. 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.

8. 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.

9. the character of the neighborhood;

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

10. the provisions of the City's Comprehensive Master Plan;

a. 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 increasing the availability of housing options within Madison Park.

11. the provisions of any applicable Urban Renewal Plan;

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

12. all applicable standards and requirements of this Code;

N/A

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.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 25-0041

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE AND TRANSPORTATION AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variances - 2628 Edmondson Avenue

VARIANCE FROM YARD REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

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)

The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)

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** (*underline one*) 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** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The property at 2686 Edmondson Avenue is an end-of-unit rowhouse with three existing entrances, a condition not present on the other structures in the row. The purpose of the variance needed is to allow for the creation of one dwelling unit on each floor of the building, making efficient use of the existing layout. The variance will not be injurious to the use or enjoyment of surrounding properties. The variance requested is in harmony with the intent of the Zoning Code, the General Land Use Plan, and the applicable area master plan.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated March 3, 2023, including the Department of Planning Staff Report, dated March 2, 2023.

Testimony presented at the Committee hearing.

Findings of the applicant - adopted by committee on April 24, 2025

Oral - Witness:

Michele Toth, Law Department

Eric Tiso, Planning Commission

Luciano Diaz, Department of Transportation

Jason Wright, Department of Housing and Community Development

Tom Wellington, Baltimore Development Corporation

Written:

Department of Transportation, Agency Report - Dated May 1, 2023

Board of Municipal and Zoning Appeals, Agency Report - Dated December 5, 2022

Law Department, Agency Report - Dated April 13, 2023

Department of Housing and Community Development, Agency Report - May 2, 2023

Baltimore Development Corporation, Agency Report - Dated March 6, 2023

Fire Department, Agency Report - Dated March 8, 2023

Parking Authority, Agency Report - Dated December 20, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey - Chair
Sharon G. Middleton - Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

BILL NO. 25-0043 REPORTED FAVORABLY, WITH AMENDMENTS, AND ORDERED PRINTED FOR THIRD READING

Councilmember Jones, for the Labor and Workforce Committee, reported Bill No. 25-0043 favorably, with amendments.

An Ordinance increasing the time period required between filing for and commencing receipt of service retirement benefits by Class C members; and providing for a special effective date.

Committee Amendments to City Council Bill No. 25-0043

Amendment No. 1

On page 1, in line 2, after “**Class C**” insert “**and Class D**”; and, on that same page, in line 4, after “**Class C**” insert “**and Class D**”; and, on that same page, in line 8, strike “**Section**” and insert “**Sections**”; and, on that same page, in that same line, after “**9(d-2)(2)**” insert “**and 9.2(f)(3)**”; and, on page 2, after line 6, insert:

“§ 9.2. Class D membership.”

...

(f) Service retirement benefits – Application and filing period.

A Class D member in service may retire under subsection (g) of this section if:

- (1) the member files the appropriate application with the Board of Trustees, in the form and containing the information that the Board requires;
- (2) the member specifies on the form the date on which the member desires his or her benefits to commence;
- (3) the date so specifies is not less than [30] 60 days nor more than 90 days after the date of filing the application; and
- (4) as of the date so specified, the member will have complied with the applicable conditions of the retirement benefit applied for.”.

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. 25-0049 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0049 favorably.

An Ordinance 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”).

Favorable report adopted.

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

**BILL NO. 25-0053 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 25-0053 favorably.

An Ordinance 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.

FINDINGS OF FACT**City Council Bill No: 25-0053**

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO SECTIONS 10-304 AND 10-305 OF THE MARYLAND LAND USE ARTICLE AND SECTION 5-508 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING:

Rezoning - 4001 East BALTIMORE Street

Upon finding as follows with regard to:

- (1) Population changes;
 - a. According to the U.S. Census, the Baltimore Highlands neighborhood gained approximately 400 residents between 2010 and 2020.
- (2) The availability of public facilities;
 - a. The area is well served by public utilities, which are able to support redevelopment.
- (3) Present and future transportation patterns;
 - a. The area is automobile accessible and only a block away from MDOT - MTA bus stops, therefore, the size of the site and scale of the proposed redevelopment are unlikely to have significant impacts on nearby transportation.

(4) Compatibility with existing and proposed development for the area;

- a. This change aligns the site with recent redevelopment trends that have transitioned nearby lots from industrial to commercial or residential uses and will help support continued redevelopment in the area.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approved for form & sufficiency
Dept. of Housing & Community Development	Favorable
Dept of Planning/ Planning Commission	Favorable
Baltimore Development Corporation	Unfavorable

(6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

- a. This rezoning will not impact any relevant or currently proposed plan.

(7) Existing uses of property within the general area of the property in question;

- a. The area around the property includes former industrial and currently a mix of commercial.

(8) The zoning classification of other property within the general area of the property in question;

- a. The surrounding areas are zoned IMU -2, I-2,C-3, C-1, AND R-8

(9) The suitability of the property in question for the uses permitted under its existing zoning classification;

- a. This zoning district is consistent with the use of the property for light industrial use for many years. Such uses could continue under the rezone while also allowing a wider variety of residential and commercial uses that will help keep the site viable.

(10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

a. The properties across South Haven Street have been redeveloped into commercial uses. There have also been multiple multi-family and rowhouse developments along the South Haven corridor in recent years.

(11) For a rezoning based on a **SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD**, the following facts establish the substantial change since the time of the last comprehensive rezoning:

a. The rezoning of the industrial use to now more commercial use represents a substantial change in the community.

(12) For a rezoning based on a **MISTAKE** in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect: N/A

SOURCE OF FINDINGS (Check all that apply):

Planning Report - Planning Commission's report, dated April 28, 2025

Testimony presented at the Committee hearing.

Oral - Witness:

Jason Wright - Department of Housing and Community Development
Ty'lor Schnella - Mayor's Office of Government Relations
Eric Tiso - Department of Planning
Michelle Toth - Department of Law
Tom Wellington - Baltimore Development Corporation

Written:

Planning Department Staff Report - Dated April 38, 2025
Baltimore Development Corporation Report - Dated May 27, 2025
Law Department, Agency Report - Dated June 20, 2025
Department of Housing and Community Development, Agency Report - Dated June 20, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, - Chair
Sharon Middleton, Vice Chair
Mark Parker
Paris Gray
Phylicia Porter
Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

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

**BILL NO. 25-0054 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0054 favorably.

An Ordinance 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.

Favorable report adopted.

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

**BILL NO. 25-0057 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0057 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 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.

Favorable report adopted.

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

THIRD READING TODAY

Councilmember Jones made a motion to place Bill No. 25-0043 on third reading today.

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

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent: Middleton, Porter - Total 2.

The President declared that three fourths of all the members-elect, voting in the affirmative, Article 3, Section 14 of the Charter having been complied with, the bill was placed on third reading file.

The President laid before the City Council:

BILL NO. 25-0043 - An Ordinance increasing the time period required between filing for and commencing receipt of service retirement benefits by Class C members; 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:

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent: Middleton, Porter - Total 2.

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

THIRD READING

The President laid before the City Council:

BILL No. 25-0042 - An Ordinance clarifying the definition of "service" for the members of the Retirement Savings Plan; 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:

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent: Middleton, Porter - Total 2.

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

BILL No. 25-0044 - An Ordinance making certain amendments to the membership and qualifications of the members of the Employees' Retirement System's Board of Trustees; 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:

Yea - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent: Middleton, Porter - 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, August 18, 2025 at 5:00 p.m.

Consent Calendar

CR0196 Parker

A Baltimore City Council Resolution on the death of Ida Marie Kraft, June 3, 1931 - June 14, 2025.

CR0197 President Cohen and all Members

A Baltimore City Council Resolution on the death of Beverly English,
August 25, 1940 – June 6, 2025.

CR0198 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Chef Cindy Wolfe in recognition of winning the James Beard Award for Outstanding Wine and Other Beverage Program!

CR0199 VP Middleton

A Baltimore City Council Resolution Congratulating Towanda Recreational Center in recognition of the successful ribbon cutting of their new pool. This achievement reflects a shared commitment to enhancing recreation, wellness, and community pride.

CR0200 President Cohen and all Members

A Baltimore City Council Resolution on the death of Deacon Hodge Phifer Jr.,
May 12, 1938 - June 7, 2025.

CR0201 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Nathan Fields in recognition of 21 years of dedicated and distinguished service to the Baltimore City Health Department as a Health Educator III, unwavering commitment to public health through his leadership of nontraditional outreach for STD/HIV prevention, needle exchange, and harm reduction initiatives.

CR0202 President Cohen and all Members

A Baltimore City Council Resolution congratulating John Chrissomallis, in recognition of his dedication as Chief Inspector of Liquor Board, and service to the neighborhoods and Citizens of Baltimore. We wish him well in future endeavors.

CR0203 President Cohen and all Members

A Baltimore City Council Resolution on the death of Loretta Mae Bond,
November 14, 1937 - June 18, 2025.

CR020 President Cohen and all Members

A Baltimore City Council Resolution congratulating Laurie Schwartz in recognition of 20 years of dedicated service to the Waterfront Partnership of Baltimore. 4

CR0205 President Cohen and all Members

A Baltimore City Council Resolution on the death of Carolyn A. Bryant, April 06, 1946 - June 12, 2025.

CR0206 President Cohen and all Members

A Baltimore City Council Resolution on the death of Emma Hughes, December 4, 2021 - June 20, 2025.

CR0207 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Xiamen Municipal People's Government in recognition of celebrating the 40th anniversary of the sister city relationship between Baltimore, Maryland and Xiamen, China.

CR0208 Torrence

A Baltimore City Council Resolution congratulating Lady Sue Cooper in recognition of celebrating her 100th birthday celebration. Thank you for giving your nurturing guidance, encouragement, and always extending a listening ear.

CR0209 Torrence

A Baltimore City Council Resolution on the death of Lucille V. Jeffers, October 11, 1924 - June 9, 2025.

CR0210 President Cohen and all Members

A Baltimore City Council Resolution congratulating Norman J. Nuton, Jr. in recognition of becoming the new Minister at Central Church of Christ, in New Haven, Connecticut. The city will dearly miss you and your family.

CR0211 President Cohen and all Members

A Baltimore City Council Resolution on the death of Charlene Hyman, January 3, 1957 – June 20, 2025.

CR0212 Porter

A Baltimore City Council Resolution on the death of Terri Beads, December 30, 1958 – June 28, 2025.

CR0213 VP Middleton

A Baltimore City Council Resolution on the death of Deacon Henry Simon Jr.,
February 17, 1935 – June 21, 2025.

CR0214 President Cohen and all Members

A Baltimore City Council Resolution Congratulating the University of Maryland, Baltimore Police and Public Safety in recognition of Celebrating 50 years of excellence and dedicating service to the University of Maryland, Baltimore (UMB) and West Baltimore communities.

CR0215 Jones

A Baltimore City Council Resolution on the death of Charlotte Ann Harried,
June 27, 1942 - June 20, 2025.

CR0216 President Cohen and all Members

A Baltimore City Council Resolution on the death of Early P. Bell,
April 23, 1953 - June 13, 2025.

CR0217 President Cohen and all Members

A Baltimore City Council Resolution on the death of Marcia Collins,
February 10, 1949 - April 11, 2025.

CR0218 Gray

A Baltimore City Council Resolution Congratulating Norman J. Nelson in recognition of their new role as minister with the Central Church of Christ. Welcome to the 8th district!

CR0219 President Cohen and all Members

A Baltimore City Council Resolution on the death of Deacon Henry Simon, Jr.,
February 17, 1935 – June 21, 2025.

CR0220 President Cohen and all Members

A Baltimore City Council Resolution on the death of Ann V. Higgs,
October 30, 1936 - June 27, 2025.

CR0221 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Bishop Roderick S. Durant Sr in recognition of his role as the new minister of the historic Central Church of Christ in Baltimore, Maryland.

CR0222 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Minister Norman J. Nuton Jr. in recognition of their visionary leadership empowering the LGBTQIASGL community and advancing equity, excellence, and transformation at the Pride Center of Maryland.

CR0223 President Cohen and all Members

A Baltimore City Council Resolution on the death of Dr. Rubin McClain, May 18, 1945 – June 27, 2025.

CR0224 President Cohen and all Members

A Baltimore City Council Resolution on the death of Hazel W. Davis, January 10, 1939 - June 21, 2025.

CR0225 Parker

A Baltimore City Council Resolution Congratulating Jennifer Arndt Robinson, in recognition of 11 years of service as Executive Director of Friends of Patterson Park.

CR0226 President Cohen and all Members

A Baltimore City Council Resolution on the death of Brenda B. Lee, June 20, 1963 – July 2, 2025.

CR0227 President Cohen and all Members

A Baltimore City Council Resolution on the death of Martha Jane Squirewell, September 8, 1927 – June 18, 2025.

CR0228 Ramos

A Baltimore City Council Resolution Congratulating “A Tribe Called Run” in recognition of celebrating its 5 Year Anniversary. Thank you for organizing great running events and creating this community. Congratulations!

CR0229 Porter

A Baltimore City Council Resolution on the death of Linda Darnell Richardson, December 27, 1959 – July 2, 2025.

CR0230 President Cohen and all Members

A Baltimore City Council Resolution on the death of Gussener Augustus Sr., February 24, 1942 - June 19, 2025.

CR0231 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Baltimore City District Court Adult Recovery Court in recognition of their success in completing Baltimore City District Court Adult Recovery Court!

CR0232 VP Middleton

A Baltimore City Council Resolution Congratulating Atlas Development Group in recognition of their grand opening of Nine Tailed Fox. Wishing you continued growth, success, and a future as bold as your vision.