

## Leva, Anthony F (City Council)

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**From:** Middleton, Sharon (City Council)  
**Sent:** Wednesday, September 17, 2025 12:39 PM  
**To:** Leva, Anthony F (City Council)  
**Cc:** Miller, Tywanda (City Council)  
**Subject:** Fw: City Council Bills 25-0064 and 25-0065

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**From:** Linda Batts <samuel1008@verizon.net>  
**Sent:** Tuesday, September 16, 2025 11:55:49 PM  
**To:** Testimony <Testimony@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@baltimorecity.gov>; McCray, Danielle (City Council) <Danielle.McCray@baltimorecity.gov>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Conway, Mark (City Council) <Mark.Conway@baltimorecity.gov>; issac.schleifer@baltimorecity.gov <issac.schleifer@baltimorecity.gov>; Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Porter, Phylicia R.L. (City Council) <Phylicia.Porter@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>; Glover, Antonio (City Council) <Antonio.Glover@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>  
**Cc:** hanlonimprovementassoc@gmail.com <hanlonimprovementassoc@gmail.com>  
**Subject:** City Council Bills 25-0064 and 25-0065

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Dear City Council Members:

Bills 25-0064 and 25-0065 have been proposed for Baltimore neighborhoods. These bills are based on broad assumptions applied across the city, without detailed quantitative and qualitative analysis of their effects in individual neighborhoods. This general approach may not align with the Mayor's Equity Ordinance and does not fully consider demographic data from sources such as "Vital Signs," which indicate that neighborhoods have distinct characteristics and needs. As a result, there are outstanding questions regarding how these bills could affect each individual neighborhood, including, as well, conservation districts, CHAPS communities, neighborhoods with historical covenants, and marginalized and distressed neighborhoods across Baltimore City.

### Bill 25-0064:

Bill 25-0064 greatly increases multi-family density in the R-5 to R-8 zones, allowing existing rowhouse buildings to expand and encouraging single-family homes to convert to multi-family. This will lead to more corporate ownership and fewer single-family homes, limiting affordable homeownership opportunities for families. Converting rowhouses into apartments reduces chances

for homeownership, which benefits both families and neighborhoods—we should support homeownership rather than hinder it.

The allowances afforded by this bill are not minor. Not only will it result in a significant reduction in open and green space across the city but also it will affect sight lines and reduce the permeable space in a city plagued with flooding and other problems. Reducing back and side yard requirements allows developers and builders to construct larger buildings on individual lots, which decreases the green space between homes and in rear yards. This adjustment may have environmental implications such as effects on air quality and the potential for increased heat islands. The change could modify available open space and alter interactions among neighborhoods. Additionally, higher density may result in increased competition for off-street parking in concentrated communities, potentially affecting access for elderly individuals, people with disabilities, and shift workers. Amenities like safe parking and unobstructed sight lines are relevant considerations in areas concerned about crime. The impact on city resources should also be evaluated, as departments such as Housing and DPW, among others, currently face significant workloads. Increasing neighborhood density may affect services including sanitation, housing, and other environmental provisions, which could influence future demands on taxpayers.

Bill 25-0064 introduces disruptive changes to neighborhood blocks, overlooking the negative effects on residents. By permitting increased densities and building sizes "by right" citywide, it dismisses community concerns and removes safeguards against potential consequences.

**Bill 25-0065:**

This bill allows apartments added by Bill 25-0064 to increase car numbers in neighborhoods without requiring extra off-street parking. It removes parking requirements for buildings with four or more units, so converting R-8 properties to four or five apartments will not require additional parking. These changes apply automatically citywide, regardless of impact. The effects on parking should be evaluated closely due to existing city policies like "Complete Streets."

Ultimately, these bills are being rushed unjustifiably and without proper and widespread community engagement. The recent City Council hearing evidences the differential treatment accorded individuals testifying in support of the bills as compared to those who oppose the bills. Such disparities undermine confidence in public participation. Also, the bills lack a proper business case (social, environmental and economic). In view of the existing variance process available to residents, streamlining the variance and related processes serve as alternatives that would maintain the balance between residents and developers or those who desire modifications. It would preserve community input, improve efficiency, and remove unilateral rights in the bills. The bills, therefore, should be suspended pending proper engagement and assessments, with possible future pilot programs, if necessary, in receptive communities.

Sincerely,

Linda Batts

## Leva, Anthony F (City Council)

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**From:** Middleton, Sharon (City Council)  
**Sent:** Wednesday, September 17, 2025 12:34 PM  
**To:** Leva, Anthony F (City Council)  
**Cc:** Miller, Tywanda (City Council)  
**Subject:** Fw: BILLS 25-006 & 25-0065 BAD FOR THE NEIGHBORHOODS - BAD FOR BALTIMORE

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**From:** Mary M Hughes <mhughes90@aol.com>  
**Sent:** Tuesday, September 16, 2025 11:16:12 PM  
**To:** Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>  
**Subject:** BILLS 25-006 & 25-0065 BAD FOR THE NEIGHBORHOODS - BAD FOR BALTIMORE

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### Councilwoman Middleton,

**You must not allow Bills 25-0064 and 25-0065 to become law. Why? Glad you asked!!!**

**Bill 25-0064 dramatically increases multi-family density in the R-5, R-6, R-7 and R-8 zones.** It allows multi-family buildings that are already on our row house blocks to grow significantly in size and in the number of apartments. It also encourages the conversion of other homes on these blocks from single-family to multi-family.

With the promise of extra density and the ability to build large additions, companies will buy up single-family properties for their multi-family potential. **There will be more corporate ownership of residences in our neighborhoods and more conversions of single-family row houses to multi-family buildings. Baltimore will lose single-family homes.**

**The conversion of single-family row houses into apartments will result in fewer opportunities for home ownership, with all of its benefits to families and neighborhoods. We should be promoting and facilitating home ownership, not working against it.**

It is so obvious the changes brought by **Bill 25-0064** will be disruptive and destabilizing to life on our neighborhood blocks, and yet the **bill completely disregards all negative impacts of these changes on**

neighbors and It silences the voices and legitimate concerns of neighboring homeowners and others who are affected, by allowing the new densities and building dimensions “by right” in every situation, on every row house block, citywide. Serious consequences will happen without anything to prevent them.

Now let me speak of the harm Bill 25-0065 will impose on your constituents, my neighbors:

**This bill allows all of the apartments and residents added by Bill 25-0064 to bring more cars to our neighborhood blocks without additional off-street parking spaces. It removes the parking requirement for buildings with four apartments or more.** If the owner of an R-8 property wants to use Bill 25-0064 to go from three current units to four or even five, or to convert a single-family row house to a multi-family building with four or five apartments, this bill will require no additional parking. **Again, it will be allowed “by right” regardless of impact in every situation, on every block, citywide.**

Question. Do you, Councilwoman Middleton, really comprehend what bill 25-0064 and bill 25-0065 are purposing?

Please do what will be beneficial to your constituents and my neighbors- DO NOT ALLOW BILLS 25-0064 & 25-0065 TO BECOME LAW!

Lastly, please consider the voices of the residents, homeowners and voters and less to well financed developers.

I thank you in advance for standing with the PEOPLE!!!

Mary Hughes  
443 602-4158

## Leva, Anthony F (City Council)

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**From:** Middleton, Sharon (City Council)  
**Sent:** Wednesday, September 17, 2025 12:32 PM  
**To:** Leva, Anthony F (City Council)  
**Cc:** Miller, Tywanda (City Council)  
**Subject:** Fw: Opposition to bills 25-0064, 25-0065, and 25-0066

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**From:** Ann Everton <ann.everton@yahoo.com>  
**Sent:** Tuesday, September 16, 2025 9:59:43 PM  
**To:** Testimony <Testimony@baltimorecity.gov>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; City Council President <CouncilPresident@Baltimorecity.gov>  
**Subject:** Opposition to bills 25-0064, 25-0065, and 25-0066

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Hey all,

My name is Ann Everton and I'm a resident of Garwyn Oaks and Windsor Hills (we're on the dividing line and both neighborhoods claim us) over in West Baltimore.

I strongly urge you to hit pause on bills 25-0064, 25-0065, and 25-0066 until you get more community input, before voting on them. Now that the rest of the city is more aware of the potential outcomes of these bills, you've been hearing cries of opposition and dissent from literally ALL OVER the city. That should be a loud wake-up call to take a harder look at these bills and rework a few things before you vote on them. Please remember these are your voting constituents who are raising concerns about these bills.

I was at my Garwyn Oaks community meeting last night hearing my neighbors' concerns about these bills--Councilman Blanchard was there, answering questions about 25-0065, which is his pet bill. He mentioned city-wide dissent about the bill package, and tried to reassure us our concerns were noted but essentially brushed-off. Though most of my neighbors didn't take tremendous umbrage to his specific bill (25-0065), it was bills 25-0064 and 25-0066 that really had folks riled.

Our neighborhoods are defined by their green spaces--why give developers the green light to pave over them, creating more impermeable surfaces to further aggravate our aging stormwater runoff infrastructure? The charm of this city is that it's not overcrowded, that we have space to grow and cultivate not just our greenery but our art, our music, our passions, our souls, too. These bills make me think back to the concept of the projects from when I was a kid--how will the governing forces in Baltimore City prevent the Lafayette Courts from happening again? What other possibilities could affordable housing in Baltimore look like? There must be something between high-rise luxury condos no one can afford, and the projects. I don't have the answer here, but I'm not sure bill 25-0064 or 25-0066 does either.

Also, a question: how will these bills affect covenant neighborhoods like Homeland, Roland Park, and Guilford? Are those neighborhoods to expect multi-unit dwellings with minimal green space and no parking? Are these bills equitable concerning the wealthiest neighborhoods in the city?

Sorry for the rambling note, I'm sure you all have been getting lots of them--but please take these rambling notes seriously

and delay voting on these bills so your constituents can study them more closely and suggest measures to ensure that our city won't fall victim to predatory development, gentrification, and housing inequity. We know you have our best interests at heart, and we appreciate all that you do. Take it slow :)

Best,  
Ann Everton