



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

10/16/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0064

***Title: Zoning – Bulk and Yard Requirements -
Amendments***

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Meeting: Bill Hearing

Committee: Housing & Economic Development

Bill # 25-0064

Title: Zoning - Bulk and Yard Requirements - Amendments

Purpose: FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

REPORTING AGENCIES

Agency	Report
Baltimore City Fire Department	Without Recommendation
Department of Finance	Support
Department of Housing & Community Development	Favorable
Planning Commission	
Law Department	Approved for form & sufficiency

BACKGROUND

This bill, if enacted, would change zoning tables in Article 32 (Zoning Code) of the Baltimore City Code. Specifically for those tables dealing with the bulk and yard regulations for properties in the R (residential) Zoning Districts. For example, in Table 8-401 (Detached and Semi-Detached Residential Districts – Bulk and Yard Regulations). The maximum lot coverage in the R-1(A,B,C, D,&E) districts is currently 25% for all usages. This bill would increase that to 35%. Similar increases of 5% would be included for the other R zoning districts.

Table 8-401 Detached and Semi-Detached Residential Districts – Bulk and Yard Regulations									
Categories	Specifications (Per District)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
Maximum Lot Coverage									
All Uses	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[30%] 40%	[30%] 40%	[35%] 45%	[35%] 45%
Minimum Interior-Side Yard									
Dwelling: Detached	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet 10	[10] 5 feet	[10] 5 feet
Dwelling: Semi-Detached ²	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
All Other Uses	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
Minimum Corner-Side Yard									
All Uses	[25] 15 feet	[25] 15 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet

In Table 9-401 Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations, the proposed changes decrease the minimum lot area for multifamily dwellings (for instance, reducing the required square footage from 2,500 to 1,500 in R-5 districts) as well as increase the maximum lot coverage allowable.

Table 9-401 Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations						
Categories	Specifications (Per District)					
	R-5	R-6	R-7	R-8	R-9	R-10
Minimum Lot Area						
Dwelling: Multi-Family	[2,500] 1,500 sq.ft./du	[1,500] 1,000 sq.ft./du	[1,100] 750 sq.ft./du	[750] 500 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Maximum Lot Coverage						
Dwelling: Rowhouse	[40%] 50%	[45%] 60%	[50%] 70%	[60% or] 80% or 100% ⁴	40%	80%
Dwelling: Multi-Family	[40%] 50%	[45%] 60%	[50%] 70%	80% or 100% ⁴	40%	80%

Minimum Interior-Side Yard						
Dwelling: Detached	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
Dwelling: Semi- Detached ⁷	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
Dwelling: Rowhouse	None	None	None	None	None	None
Dwelling: Multi-Family	[15] 10 feet OR NONE ⁸	[15] 10 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸
All Other Uses	[15] 10 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
Minimum Corner-Side Yard						
Dwelling: Detached or Semi-Detached	[20] 10 feet	[20] 10 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet
Dwelling: Rowhouse	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	None	None
Dwelling: Multi-Family	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[25] 15 feet	None
All Other Uses	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[15] 5 feet	None
Minimum Rear Yard						
Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
Dwelling: Rowhouse	25 feet	25 feet	25 feet	[20 feet] 12 feet or None ⁹	10 feet	10 feet
Dwelling: Multi-Family	25 feet	25 feet	25 feet	[25 feet] 12 feet or None ⁸	10 feet	10 feet

Additionally, where a multifamily dwelling is attached or on the attached side of a semi-detached structure, there would be no required minimum interior side yard. This bill would also allow for no rear yard setback where 100% lot coverage is allowed.

The effect of this bill would be to allow homes to cover a higher percentage of their lots by right and permit multifamily dwellings on smaller properties. This would reduce the number of variances that residents need to apply for and would make it easier for homeowners to pursue improvements to their property, such as additions or decks. Some homeowners may also elect to convert their property to a multifamily dwelling, increasing housing stock in the City.

The Bill would not allow for any changes to how plans are submitted to the Fire Marshal for review, and the properties built under these changes would still be subject to fire permits and inspections.

ADDITIONAL INFORMATION

Fiscal Note:

None of the listed agencies noted a fiscal impact on their operations. This bill, in effect, would make it easier to convert more single-family dwellings into multifamily dwellings. The Mayor and other City leaders have noted the need for additional housing stock in the City and expect that if additional housing options were present, there would be a demand for those options. The result of additional housing would be to increase the population of the City, with the expectation that an increase would have positive benefits on City finances. The Department of Finance in its report notes that in its study sample it saw more than a 5% increase in assessed value in property value. There may be a minor offset with the loss of fees from variances at the BMZA – but this would be relatively insignificant next to the positive difference from even modest improvements.

Information Source(s):

- WBAL TV - Baltimore City population grows for first time since 2014, U.S. Census Bureau data shows - <https://www.wbaltv.com/article/baltimore-city-population-grows-first-time-2014/64177310>
 - Agency Reports
 - 25-0064 1st Reader
-

Analysis by: Tony Leva
Analysis Date: 9/1/2025

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE
COUNCIL BILL 25-0064
(First Reader)**

Introduced by: Councilmember Gray

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

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of
Housing and Community Development, Planning Commission, Fire Department

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Table 8-401 and Table 9-401

Baltimore City Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the
Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Zoning Tables

Table 8-401 Detached and Semi-Detached Residential Districts – Bulk and Yard Regulations									
Categories	Specifications (Per District)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
Minimum Lot Area									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
Park or Playground	2 acres	None	None	None	None	None	None	None	None

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1	Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
2	All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
3	Minimum Lot Width									
4	Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
5	All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
6	Maximum Building Height									
7	All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
8	Maximum Lot Coverage									
9	All Uses	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[30%] 40%	[30%] 40%	[35%] 45%	[35%] 45%
10	Maximum Impervious Surface									
11	All Uses	40%	40%	40%	40%	40%	50%	50%	50%	50%
12	Minimum Front Yard									
13	All Uses ¹	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet
14	Minimum Interior-Side Yard									
15	Dwelling: Detached	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
16	Dwelling: Semi-Detached ²	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
17	All Other Uses	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
18	Minimum Corner-Side Yard									
19	All Uses	[25] 15 feet	[25] 15 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet
20	Minimum Rear Yard									
21	All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet
22										
23										
24										
25										
26										
27										

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¹ These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front- yard depths of the improved lots or (ii) 40 feet.

² For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

**Table 9-401 Rowhouse and Multi-Family
Residential Districts – Bulk and Yard Regulations**

Categories	Specifications (Per District)					
	R-5	R-6	R-7	R-8	R-9	R-10
Minimum Lot Area						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi- Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	[2,500] 1,500 sq.ft./du	[1,500] 1,000 sq.ft./du	[1,100] 750 sq.ft./du	[750] 500 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age- Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential- Care Facility	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M- FD	Lot area to be comparable to that for a like- sized M-FD
Residential- Care Facility (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M- FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)

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Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
Maximum Bldg Height						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹
Dwelling: Multi-Family	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ²	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	45 feet	45 feet
Maximum Lot Coverage						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	[40%] 50%	[45%] 60%	[50%] 70%	[60% or] 80% or 100% ⁴	40%	80%
Dwelling: Multi-Family	[40%] 50%	[45%] 60%	[50%] 70%	80% or 100% ⁴	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
Maximum Impervious Surface						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
Minimum Front Yard						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 40ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None

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1	Dwelling:	25 feet	20 feet	10 feet	None	45 or 65 feet 6	None
2	Multi-Family						
3	All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
4	Minimum Interior-Side Yard						
5	Dwelling:	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
6	Detached						
7	Dwelling:	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
8	Semi-						
9	Detached 7						
10	Dwelling:	None	None	None	None	None	None
11	Rowhouse						
12	Dwelling:	[15] 10 feet OR	[15] 10 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR
13	Multi-Family	NONE 8	NONE 8	NONE 8	NONE 8	NONE 8	NONE 8
14	All Other Uses	[15] 10 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
15	Minimum Corner-Side Yard						
16	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet
17	Detached or						
18	Semi-Detached						
19	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	None	None
20	Rowhouse						
21	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[25] 15 feet	None
22	Multi-Family						
23	All Other Uses	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[15] 5 feet	None
24	Minimum Rear Yard						
25	Dwelling:	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
26	Detached or						
27	Semi-Detached						
28	Dwelling:	25 feet	25 feet	25 feet	[20 feet] 12	10 feet	10 feet
29	Rowhouse				feet or None 9		
30	Dwelling:	25 feet	25 feet	25 feet	[25 feet] 12	10 feet	10 feet
31	Multi-Family				feet or None 9		
32	All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
33	1 A height higher than 35 feet – up to a maximum of 45 feet – [may only be] is allowed [by the Zoning Board as a						
34	conditional use] for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet						
35	wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30						
36	feet wide.						

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² For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.

³ For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a conditional use.

⁴ For a lot with a depth of [80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of] less than 80 feet, if the rear of the property abuts an alley, the maximum lot coverage is [80%.] 100%. Otherwise, the maximum lot coverage is 80%.

⁵ In this listing, "blockface average" means the average of the front-yard setbacks of the improved lots on the blockface.

⁶ For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {"Setback reduction for courtyard design"}.

⁷ For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

⁸ If a DWELLING: MULTI-FAMILY IS ATTACHED OR ON THE ATTACHED SIDE OF A SEMI-DETACHED STRUCTURE THE REQUIRED MINIMUM-INTERIOR SIDE YARD IS NONE.

⁹ WHERE 100% LOT COVERAGE IS ALLOWED, NO REAR YARD SETBACK IS REQUIRED.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

**AMENDMENTS TO COUNCIL BILL 25-0064
(1st Reader Copy)**

By: Councilmember Gray
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 5, in lines 33 and 35, in each instance, strike “30” and substitute “40”.

MIDDLETON I TBD

MIDDLETON I TBD

**AMENDMENTS TO COUNCIL BILL 25-0064
(1st Reader Copy)**

By: Councilmember Middleton
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in the 1st line of listed cosponsors, strike “Middleton,”.

**AMENDMENTS TO COUNCIL BILL 25-0064
(1st Reader Copy)**

By: Planning Commission
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 2, in line 18, in the the 8th column, strike “10”; and, on that same page, in line 25, in the 5th column, strike “20”.

**AMENDMENTS TO COUNCIL BILL 25-0064
(1st Reader Copy)**

By: Councilmember Parker
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 3, in line 23, in the 5th column, strike “500” and substitute “575”.

Amendment No. 2

On page 4, in line 20, in the 5th column, strike “100%⁴” and substitute “90%⁴”; and, on page 6, in line 7, strike “100%.” and substitute “90%.”.

Amendment No. 3

On page 5, in line 28, in the 5th column, strike “12” and substitute “16”; and, on that same page, in line 30, in the 5th column, strike “12” and substitute “16”.

**AMENDMENTS TO COUNCIL BILL 25-0064
(1st Reader Copy)**

By: Councilmember Dorsey
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 3, strike in their entirety lines 25 through 28 and substitute:

<u>Dwelling:</u> <u>Mulifamily</u> <u>(Age-</u> <u>Restricted)</u>	<u>[1,875]</u> <u>1,500</u> <u>sq.ft./du</u>	<u>[1,125]</u> <u>1,000</u> <u>sq.ft./du</u>	<u>[825]</u> <u>750</u> <u>sq.ft./du</u>	<u>[575]</u> <u>500</u> <u>sq.ft./du</u>	<u>550 sq.ft./du</u>	<u>200</u> <u>sq.ft./du</u>

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0064

**Title: Zoning – Bulk and Yard Requirements
- Amendments**

Agency Reports



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use and Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: October 14, 2025
Re: Council Bill No. 25-0064 – Zoning – Bulk and Yard Requirements Amendments
Position: No Objection; technical amendments suggested

NOTE: Due to timing constraints, this report was prepared by BMZA staff and has not been reviewed or voted upon by the full BMZA Board. The observations and recommendations herein represent staff analysis based on the Board's historic caseload and operational experience.

OVERVIEW

City Council Bill 25-0064 proposes to amend certain bulk and yard requirements in residential zoning districts by modifying Tables 8-401 and 9-401 of the Baltimore City Zoning Code. The amendments would:

- Increase maximum lot coverage by 10% across most residential districts (R-1A through R-4), and by 10-20% in higher-density districts (R-5 through R-8)
- Reduce minimum interior-side yard requirements by 5 feet across all applicable uses
- Reduce minimum corner-side yard requirements by 10 feet where applicable
- Reduce minimum rear yard requirements for rowhouses and multi-family dwellings in the R-8 district from 20 feet to 12 feet
- Reduce minimum lot area requirements per dwelling unit for multi-family developments

ANALYSIS

Impact on BMZA Caseload

BMZA staff has reviewed variance application data and concurs with the analysis presented in the Planning Commission's report: these proposed amendments would significantly reduce the number of variance applications that require BMZA review.

The intent of these amendments is to align bulk and yard regulations with historic trends in variance applications. When a substantial number of similar variances are granted for properties seeking relief from the same dimensional standards, it indicates that the Zoning Code may define a "standard" lot too narrowly. The proposed changes would create a broader definition of compliant development, meaning fewer properties would need to prove a "practical difficulty" exists (i.e., obtain a variance) in order to develop or improve a site.

Specifically, the proposed changes to bulk and yard regulations would:

- Remove the need to seek zoning relief for certain lot conditions that currently require variance approval
- Shorten development timelines by allowing more projects to proceed by-right rather than through the variance process
- Create a diversity of housing opportunities by making more lots developable without Board action
- Reduce barriers to homeownership and housing development by eliminating a procedural hurdle for common development scenarios

Based on BMZA's caseload data, staff anticipates these amendments would result in a meaningful reduction in variance applications related to lot coverage, side yard, and corner-side yard requirements in residential districts.

TECHNICAL AMENDMENTS

BMZA staff has identified the following typographical errors in the bill text that should be corrected before final passage:

1. Page 4, Line 21 (R-7 District, Multi-Family Dwelling, Maximum Lot Coverage)

The bill currently shows the maximum lot coverage for "Dwelling: Multi-Family" in the R-7 district as "[50%] 70%," indicating an increase from 50% to 70%. However, the current Zoning Code already permits 70% lot coverage for this use in the R-7 district. City Council may wish to clarify whether the intent was to increase this figure beyond 70%, or whether this represents a drafting error.

2. Page 5, Line 1 (R-9 District, Multi-Family Dwelling, Minimum Front Yard)

The bill text currently reads "45 or 65 feet 6" in the sixth column. The "6" should be formatted as a superscript footnote reference (i.e., "45 or 65 feet⁶") to properly reference footnote 6 at the bottom of the table.

The Planning Commission has already identified two additional technical corrections in their September 10, 2025 report, which BMZA staff supports.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at justin.williams@baltimorecity.gov or **(410) 396-4301**



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation (BCDOT)
CC	Mayor's Office of Government Relations
DATE	October 2, 2025
SUBJECT	25-0064 • Zoning – Bulk and Yard Requirements - Amendments

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0064 will largely streamline certain types of property development by relaxing lot coverage requirements. Under current law, the Board of Municipal Zoning Appeals (BMZA) considers variance for a large volume of development projects, complicating this very common type of development project. Right-sizing requirements based on the BMZA's extensive history of variance cases and their outcomes would streamline this process by allowing typical requests to fall within what is allowed before a variance is needed. This, in turn, would streamline the approval process associated with the development and re-development of City properties.

In the long-term, as new development and redevelopment re-shapes certain neighborhoods, side effects may be felt in terms of additional stormwater runoff and worsening of the urban heat island effect. However, the Department remains committed in its efforts to create a more sustainable transportation network by increasing street trees coverage and implementing sustainable multimodal infrastructure. These long-term, equity-driven investments in right-of-way green space and sustainable infrastructure may be supported by additional development activity through developers' agreements and increased property tax revenue.

SUMMARY OF POSITION

BCDOT has reviewed the proposed legislation and does not anticipate any immediate fiscal or operational impact resulting from the changes. While the Department foresees potential concerns over the long term, these challenges will be manageable if they arise. BCDOT respectfully requests a favorable report on Council Bill 25-0064.

CITY OF BALTIMORE

BRANDON M. SCOTT

Mayor



DEPARTMENT OF LAW

EBONY M. THOMPSON, CITY SOLICITOR

100 N. HOLLIDAY STREET

SUITE 101, CITY HALL

BALTIMORE, MD 21202

September 8, 2025

The Honorable President and Members
of the Baltimore City Council

Attn: Executive Secretary

Room 409, City Hall

100 N. Holliday Street

Baltimore, Maryland 21202

Re: City Council Bill 25-0064 – Zoning – Bulk and Yard Requirements - Amendments

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0064 for form and legal sufficiency. The bill would amend certain bulk and yard requirements in residential zoning districts.

The City Council must consider the following when evaluating amendments to the text of the Zoning Code:

- (1) the amendment's consistency with the City's Comprehensive Master Plan;
- (2) whether the amendment would promote the public health, safety, and welfare;
- (3) the amendment's consistency with the intent and general regulations of this Code;
- (4) whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy; and
- (5) the extent to which the amendment would create nonconformities.

Baltimore City Code, Art. 32, § 5-508(c). The Council must find facts that support the five points above.

Additionally, any bill that authorizes a change in the text of the Zoning Code is a "legislative authorization," which requires that certain procedures be followed in the bill's passage, including a public hearing. Baltimore City Code, Art. 32, §§ 5-501; 5-507; 5-601(a). Certain notice requirements apply to the bill. Baltimore City Code, Art. 32, §§ 5-601(b)(1), (c), (e). The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, §5-507(c).

Assuming all the procedural requirements are met, the Law Department can approve the Bill for form and legal sufficiency.

Sincerely,



Desiree Luckey

Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0064 / ZONING – BULK AND YARD REQUIREMENTS – AMENDMENTS		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: September 5, 2025

At its regular meeting of August 28, 2025, the Planning Commission considered City Council Bill #25-0064, for the purpose of amending certain bulk and yard requirements in residential zoning districts.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0064, along with two technical amendments offered verbally during the meeting, and adopted the following resolution, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0064 be **amended and approved** by the City Council, with the two amendments as follows:

- On page 2, in line 25, in the column for the R-1D District that reads “[20] 10 20 feet” should strike the extraneous “20” to read “[20] 10 ~~20~~ feet” to correct a typographical error; and
- On page 2, in line 17-18, in the column for the R-2 District that reads “[10] 5 feet 10” should strike the extraneous “10” to read “[10] 5 feet ~~10~~” to correct a typographical error.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor’s Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

August 7, 2025

REQUEST: City Council Bill #25-0064/ Zoning – Bulk and Yard Requirements – Amendments:
For the purpose of amending certain bulk and yard requirements in residential zoning districts.

RECOMMENDATION: Approval

STAFF: Brandon Kanoy

INTRODUCED BY: Councilmember Gray

OWNER: Citywide

SITE/GENERAL AREA

Site Conditions: This code amendment does not impact a single site, but applies citywide.

SUMMARY

- Modifies Table 8-401 (R-1A to R-4) by:
 - Adding an additional 10% to Maximum Lot Coverage across the table;
 - Reduces the required minimum interior-side yard by 5' for all uses; and
 - Reduces the required minimum Corner-side yard by 10' for all uses.
- Modifies Table 9-401 (R-5 to R-10) by:
 - No changes to the following single-family uses: Dwelling: Detached or Dwelling: Semi-Detached.
 - Lot Area requirement is reduced for Dwelling: Multi-Family.
 - Adding an additional 10% to Maximum Lot Coverage in R-5, 15% in R-6 and 20% in R-7 and R-8 for rowhomes and Dwelling: Multi-Family. R-9 and R-10 unchanged
 - Minimum Interior-Side Yard reduces by 5' for SFD Detached, Semi-Detached, and all other uses. Reduces by 5' (except where no yard is required, as applicable), for Dwelling: Multi-Family;
 - Minimum Corner-Side Yard reduces by 10', where applicable.
 - Minimum Rear Yard reduced for Rowhomes and Dwelling: Multi-Family in R-8 from 20' to 12' (i.e. 40% reduction).

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject amendment impacts many aspects of the Comprehensive Master Plan, mainly including the Livable Places and Healthy Communities sections under the category of Policy Recommendations. Discussion of each of these aspects can be found in the following paragraphs of this report.

Livable Places – These amendments would assist with current efforts for production and preservation of housing stock, as it will make more empty lots developable. The amendment will also improve the ability for individuals to renovate/improve existing vacant structures. Changes to bulk and yard regulations remove the need to seek zoning relief for certain lot conditions, which will shorten development timelines, and create a diversity of housing opportunities. A greater supply of such development sites can help reduce acute demands for useable housing stock.

Healthy Communities – These proposed amendments may heighten the impact of historic underinvestment in green areas and open space throughout the City, especially in R-7 and R-8 zoning districts. Reduction in the required greenspace on individual lots means that lack of greenspace in shared spaces, such as the streetscape and parks, will be felt even more acutely by residents who lack greenspace the most. The potential reduction in greenspace in individual developments will likely hinder the ability of the Planning Department to reach goals outlined in documents such as the Climate Action Plan and other forward thinking environmental documents.

ANALYSIS

Background: The intent of these amendments to the zoning code is to largely align the relevant bulk and yard regulations with historic trends in applications to the Board of Municipal and Zoning Appeals (BMZA). Decisions from the BMZA are required to find that a “practical difficulty” exists with a property – a designation that shows a property cannot reasonably comply with the standard requirements to develop or improve a site. A substantial number of similar variances necessarily indicates that the zoning code may define a “standard” lot too narrowly. A change to the bulk and yard regulations will create a broader definition of the “standard” yards. Therefore this amendment, if approved, would mean fewer properties would need to prove a “practical difficulty” exists to develop or improve any subject property.

Equity:

- Impact: This amendment will necessarily be a trade-off between buildable area and required green area. A discussion of the relevant points is listed in this section.
 - The proposed changes to the zoning code could potentially reduce barriers to homeownership and housing development by allowing more lot coverage before a BMZA hearing is required.
 - Reductions to the minimum lot area required per-unit under the use of Dwelling: Multifamily will allow for more effective reuse/redevelopment of existing properties.
 - Reductions in the lot area requirements for Multi-Family Dwelling developments will allow for greater density and flexibility with existing lot constraints.
 - Reductions to the minimum rear yard dimensions for Multi-Family Dwellings will allow for greater utilization of space on existing lots.
 - R-7 and R-8 districts, which make up approximately 11% of the land area in the City (~7,850 acres), will see the greatest gain in buildable area, with a 20% increase in permissible coverage for rowhome development.
 - Greater allowed lot coverage can permit larger structures to meet modern expectations for household space.
 - An unintended consequence of this proposal is the reduction of required greenspace on sites, especially in higher-density residential districts which allow moderate/low density housing developments.
 - The blanket increase of 20% allowed lot coverage in R-7 and R-8 districts necessarily reduces potential greenspace in districts that historically lack robust green areas and tree canopies.
 - This is especially apparent in Rowhouse developments which have no requirement for side yards. Applicable rear yard requirements for rowhomes do not compensate for the lack of side yards, and in fact this amendment reduces the rear yard requirement.

- Lack of greenspace can diminish desirability of properties, especially for new residents.
 - Increased impervious surface will also increase the volume of stormwater runoff that needs to be treated during major and minor storm events.
 - Given that many redevelopments already struggle to effectively implement stormwater management on-site, this change could push more developments to pursue fee-in-lieu instead of infrastructure implementation.
- Engagement:
 - Community Planners have notified various community groups that the Planning Commission will host consideration of this item.
 - Internal Operations:
 - The increase in permitted lot coverage will reduce staff time dedicated to BMZA review.
 - Cases which formerly would come for BMZA review would now be permissible by-right.
 - The increase in permitted lot coverage will increase staff time dedicated to improvement and maintenance of greenspace on sites during and after development.
 - Sustainability experts on staff recommend consideration of a standard adopted by multiple comparable cities such as Denver, Seattle, and Virginia Beach.
 - Instead of a maximum lot coverage, sustainability experts recommend consideration of a new standard (not currently proposed, but being workshopped by staff) which would implement a Green Area Ratio (GAR) or other similar standard for new residential development.
 - GAR standards outline a minimum area and quality standard of greenspace for developments. Current Baltimore City standards only require a minimum area.
 - Any change to standards (such as implementing a GAR or other kind of greening requirement) would take reasonable staff time to develop, as no proposals for such changes are prepared

Notification: The Planning Department used GovDelivery to notify over 17,100 residents and stakeholders of this action.



Chris Ryer
Director



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chief James Wallace, Baltimore City Fire Chief, Baltimore City Fire Department
CC	Mayor's Office of Government Relations
DATE	June 11, 2025
SUBJECT	25-0064 Zoning Bulk and Yard Requirements

Position: Without Recommendation

BILL SYNOPSIS

This bill changes certain bulk and yard requirements in residential zoning districts.

SUMMARY OF POSITION

This bill does not change any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The locations may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal per the code, but this bill does not require new expectation for BCFD in anyway.

FISCAL IMPACT

This bill will not have an impact financially on the Baltimore City Fire Department.

AMENDMENTS

NA



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	September 4, 2025
SUBJECT	25-0064 Zoning – Bulk and Yard Requirements

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0064 Zoning – Bulk and Yard Requirements - Amendments for the purpose of amending certain bulk and yard requirements in residential zoning districts.

If enacted, Council Bill 25-0064 would amend the zoning code to increase maximum lot coverage and reduce minimum yard requirements in certain residential districts. If approved, this Bill will take effect on the 30th day after its enactment.

SUMMARY OF POSITION

At its regular meeting of August 28th, 2025, the Planning Commission concurred with the recommendation of its Departmental Staff and recommended that City Council Ordinance 25-0064 be approved by the City Council. Their report noted that the proposed changes to bulk and yard requirements may assist in the production and preservation of housing by allowing for the development of currently empty lots that would otherwise be difficult to develop without variances. The Commission also noted that the Bill may enhance the potential for individuals to renovate and improve existing vacant structures, while expressing some concerns about the reductions in green space that may result.

DHCD supports the efforts of this Bill to better align bulk and yard requirements with the contemporary housing needs of Baltimore City. We also support reducing the number of applicants needing to prove to the Board of Municipal and Zoning Appeals (BMZA) that a “practical difficulty” exists before they can develop or improve a given property. By eliminating that extra step, this Bill may in turn shorten development timelines and create more of the housing opportunities that Baltimore so greatly needs.

FISCAL IMPACT

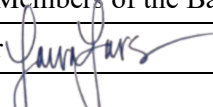
As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	September 5 th , 2025
SUBJECT	City Council Bill 25-0064 Zoning – Bulk and Yard Requirements - Amendments

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Support

The Department of Finance is herein reporting on City Council Bill 25-0064, Zoning – Bulk and Yard Requirements - Amendments, the purpose of amending certain bulk and yard requirements in residential zoning districts.

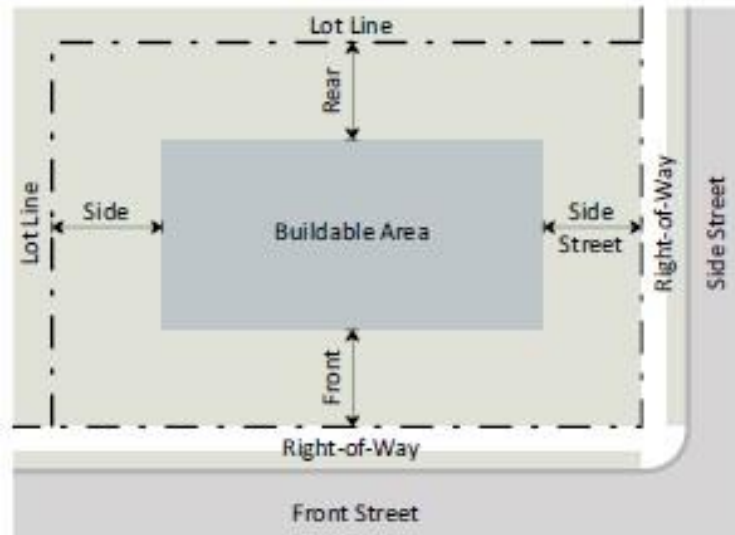
Background

Council Bill 25-0064 proposes amendments to the City’s Zoning Code, specifically to the bulk and yard requirements for all residential zoning districts. These changes would significantly alter the regulations that govern how buildings relate to the lots on which they are located. Bulk and yard requirements influence everything from the size of a house to how far it must be set back from the property line. To fully understand the impact of the proposed amendments, it is important to first define several key zoning terms—particularly the different types of required yards—that determine how space is used on residential properties:

Term	Definition	25-0064 Changes
Lot Area	The total area of the plot of land that the residential building is located on.	By decreasing the minimum lot area for certain residential uses, 25-0064 enables a broader range of building sizes and configurations
Lot Coverage	Lot coverage refers to the percentage of a lot's area that may be covered by buildings.	By increasing the allowable lot coverage, the buildable area is expanded
Interior-Side Yard	Setbacks are minimum distances that a building must be from a property line (side).	Decreases the required width of interior side yards, thereby increasing the buildable area.
Corner-Side Yard	Setbacks are minimum distances that a building must be from a property line (side).	Decreases the required width of corner side yards, thereby increasing the buildable area.
Rear Yard	Setbacks are minimum distances that a building must be from a property line (rear).	Decreases the required width of rear side yards, thereby increasing

		the buildable area.

Below is a graphic from the Montgomery County, Maryland’s Zoning Code that visually demonstrates lot area, lot coverage (buildable area), as well as rear and side yards. The lot area is the area within the boundaries of the lot line, and the lot coverage equates to the “buildable area” referenced in the graphic. While the graphic does demonstrate what a front yard requirement looks like, City Council Bill 25-0064 does not make any changes to front yard (also known as a setback) requirements.



The proposed changes to lot area, lot coverage, and requirements for yards in Council Bill 25-0064 would modify how residential properties can be developed across residential zoning districts. These changes would allow for a broader range of building sizes and configurations, as well as made the ability to modify current buildings.

Currently, under certain circumstances, a property owner can receive permission to deviate from existing bulk and yard requirements through by being granted a variance. Variances are granted by the Zoning Administrator, the Board of Municipal and Zoning Appeals (BMZA), or the City Council, depending on the type of variance, as outlined in the Zoning Code. It is important to note that just because a variance was granted, does not mean that the project moved forward. If Council Bill 25-0064 is enacted, variances would continue to be granted under the new bulk and yard standards.

Fiscal Impact

To estimate the fiscal impact of Council Bill 25-0064, the Department of Finance analyzed 33 properties that received variances from the BMZA for bulk and yard requirements in residential zoning districts. These came from calendar year 2021. If 25-0064 were enacted, property owners would most likely not need to be granted a variance for most projects that are currently applied for. It is assumed that a portion of property owners with would take advantage of the new Bulk and Yard requirements, as well as the eased administrative burden, to make improvements to their properties.

The analyzed variances represent a range of building types, from single unit to multi-unit residential buildings. They include both new construction as well as additions to existing structures that cover a variety of variance types—including front, side, and rear yard setbacks. For the geographic distribution of the variances, see Map 1. For single-unit buildings, variances were commonly granted for decks and for single- and multi-level additions.

The Department of Finance expects the primary fiscal impact of 25-0064 to be on revenues specifically property taxes, as the assessed value of a property reflects any physical changes made to the property. To assess this impact, the Department compared the assessed values of the properties in 2019 with their values in 2025. In order to account for inflation and assessment increases, a present value calculation was applied to the FY2025 assessment.

FY 2019 Assessment	FY 2025 Assessment	Present Value calculation
\$6,014,336	\$7,829,170	\$6,342,992

Collectively the value of all 33 properties analyzed were assessed at \$6,014,336 in FY2019. In FY2025 the properties were collectively assessed at \$7,829,170. After applying a present value adjustment to the FY2025 assessments, using the average annual property assessment increase between 2019 and 2025, 4.3% rate over five years, the Department calculated a present value of \$6,342,992. This represents a real increase of approximately \$328,656 (or 5.5%) over the collective FY2019 assessments. This increase suggests that improvements enabled by bulk and yard variances—such as additions and other amenities—contribute to measurable growth in assessed property values over time.

Assuming similar patterns across other properties that would no longer require variances under Council Bill 25-0064, the City could reasonably expect growth in the property tax base. While not all eligible property owners would pursue improvements, even modest uptake could yield revenue gains. The Department's analysis indicates that 25-0064 may result in a modest but meaningful increase in property tax revenue over time by facilitating improvements that raise property values. The actual fiscal impact will depend on the extent to which property owners act on the new entitlements provided under the amended zoning code.

Additionally, the potential for the reduced reliance on the variance process may result in a reduced workload for the Board of Municipal and Zoning Appeals (BMZA). While the BMZA charges for appeals which are paid into the General Fund, 25-0064 might decrease the number of appeals, the overall income lost would be minor. In FY2024 the BMZA received \$52,795 in appeals fees.

Percent Reduction in Zoning Appeals filed	Reduction in fees paid
5%	\$2,640
15%	\$7,919
25%	\$13,199
35%	\$18,478
45%	\$23,758

The BMZA filing fees are a minor revenue source for Baltimore City, these fees are paid into the General Fund. Any reduction in fees paid to the BMZA will be offset by increases in property taxes. There are other operational efficiencies within the BMZA and Planning that will occur due to the passage of 25-0064, however it is unlikely that these will result in savings.

Anne Arundel County

The Anne Arundel County Council passed the Housing Attainability Act of 2024 (Bill 72-24), in September of 2024. The legislation contained a number of provisions including amendments to bulk and yard requirements. The councilmembers who introduced the Housing Attainability Act stated that the goals of this legislation are to allow for more efficient land use to increase attainable housing units across Anne Arundel County, creativity in site layout, and create better opportunities to achieve allowable density. The goal of these reforms is to allow for the construction of triplexes, fourplexes, multiplexes, and townhomes. By adding flexibility of dwelling types into the Code, the reforms allow for development

sites to be reimaged with a mix of house scale structures. These house scale buildings provide solutions along a spectrum of attainability, or the “missing middle”.

While Housing Attainability Act and Bill 25-0064 have differences, which is due to differences in land use between Baltimore City and Anne Arundel County, the goal of the legislation is similar, to promote more efficient land use, increase attainable housing, and encourage the production of “missing middle” housing units.

Maryland Housing Needs Assessment

Maryland Department of Housing and Community Development (MD DHCD) commissioned a study in 2020 called the “Maryland Housing Needs Assessment”. The report’s intent is to assess Maryland’s current and future housing needs and outline strategies to address them over the next decade in 2020 and through the remainder of the decade in 2025. Its goals include identifying housing challenges, projecting future demand, and recommending policies to ensure all Maryland residents have access to safe, affordable, and appropriate housing. It also aims to guide state and local decision-makers in prioritizing investments, aligning resources, and coordinating efforts to meet diverse housing needs. The report discussed 70 actions designed to address priority needs by region in the state. The actions could be acted upon by state and local governments and policy makers.

Council Bill 25-0064 aligns with four of the recommended actions in the report: remove barriers in the rezoning processes, amend zoning to allow by-right development of diverse housing types, and revise land use standards to encourage small lot development.

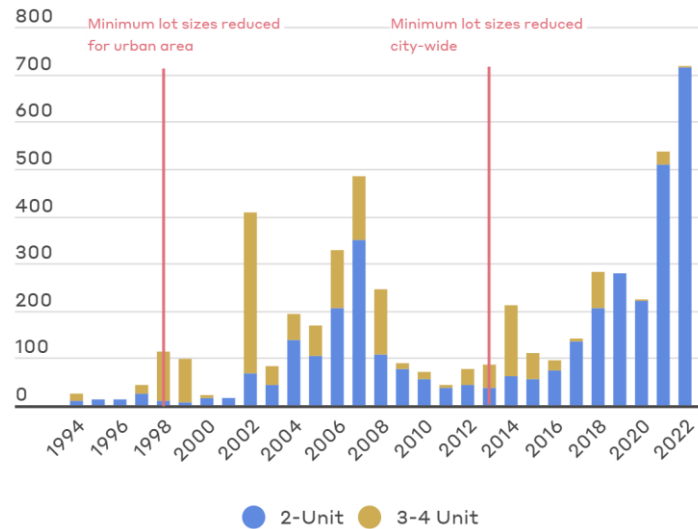
The legislation aims to reform zoning rules that dictate the physical dimensions of lots, building placement, and open space—factors that have a direct impact on housing density and affordability. Under current zoning, many residential districts have large minimum lot sizes, wide yard setbacks, and restrictive lot coverage limits. There is an administrative process to get permission to go beyond the current bulk and yard standards, however many of the variances require “uniqueness” in order to be granted. This prevents most properties from being granted a variance. By changing the bulk and yard standards, this removes barriers to the zoning process. The updated standards mean that a more diverse set of housing types are allowed to be built. The change in standards also open up lots to development that could previously not be able to because of a lot coverage or yard size issue.

Houston’s Bulk and Yard Reform

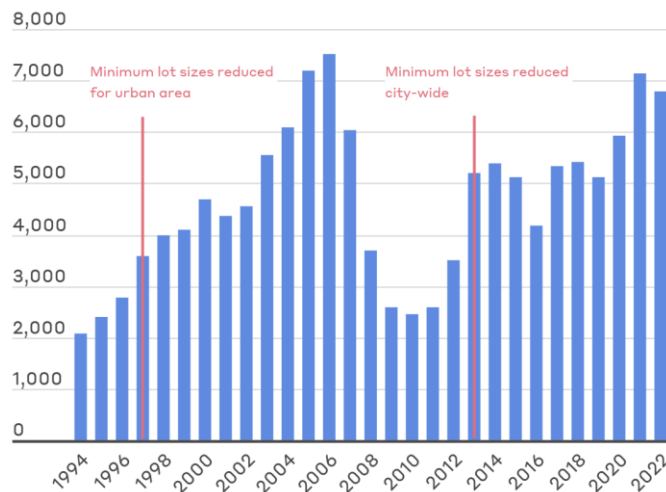
In 1998 Houston amended their equivalent of their Zoning and Building codes to reduce the minimum lot size needed for a single-family home, from 5,000 square feet to 3,500 square feet in most areas and 1,400 square feet close to the city center. The change from 5,000 square feet to 3,500 square feet is a *proportionally* similar proposal to changes that 25-0064 makes for minimum lot area for multifamily. In 2013, Houston extended the minimum lot size at 1,400 square feet to every part of the city. Houston between 1999 and 2016, had over 25,000 homes built on these lots smaller than 5,000 square feet¹, where they previously would not have been able to do so.

¹ <https://bipartisanpolicy.org/blog/reducing-minimum-lot-sizes-in-houston-texas/>

"Missing Middle" Housing Units Permitted in Houston



Single Housing Units Permitted in Houston



Source: Department of Housing and Urban Development.

While the changes in 25-0064 are proportionally similar to the changes made in Houston, it is unlikely to result in a similar housing boom due to the actual sizes of the lots in Houston being larger than in Baltimore.

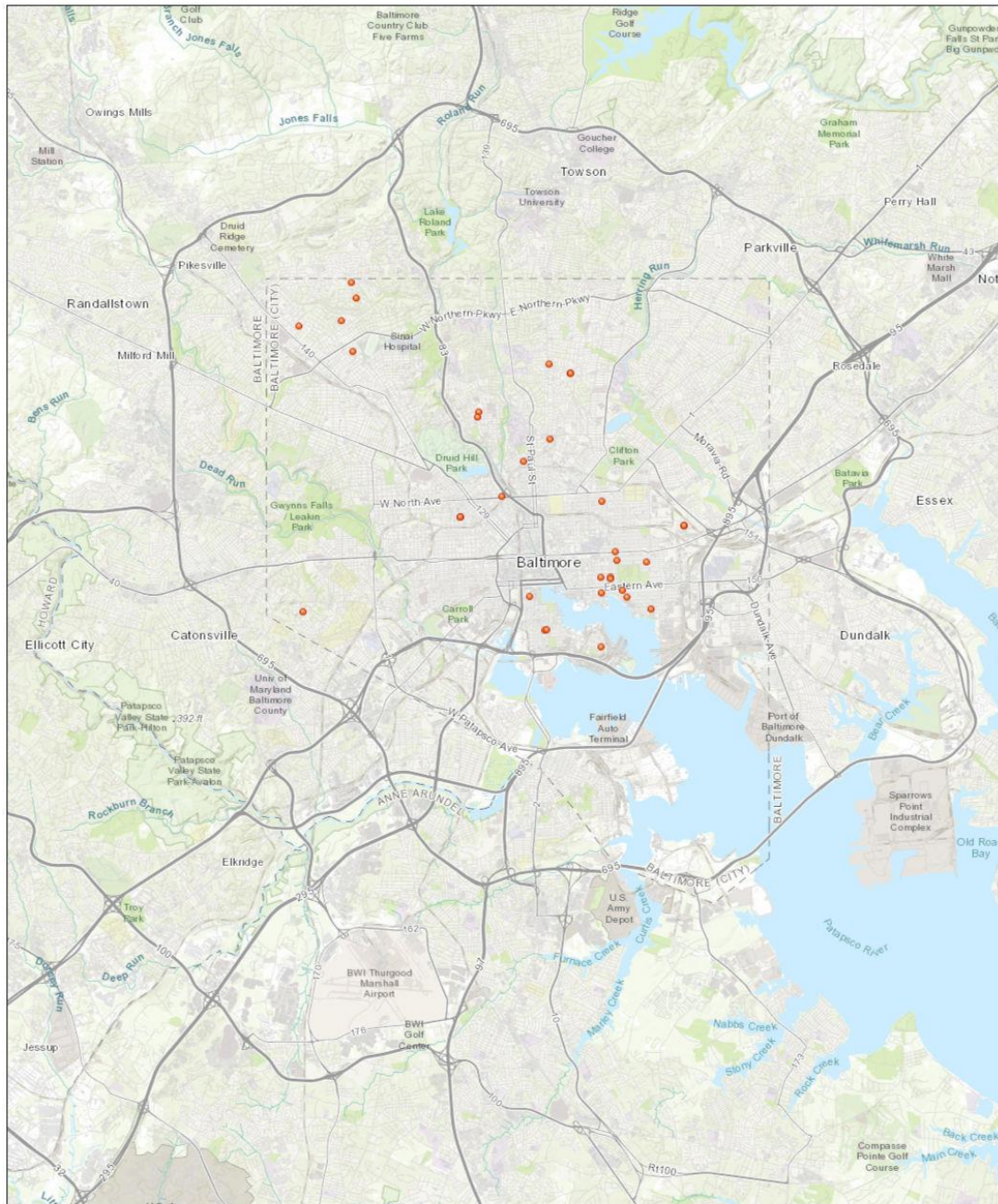
Conclusion

Council Bill 25-0064 proposes changes to the City's zoning code that would modify bulk and yard requirements. By reducing minimum lot areas and setback distances while increasing allowable lot coverage, the bill enables a broader range of building types and configurations without the need for variances. The analysis conducted by the Department of Finance suggests that these changes could lead to higher assessed property values and, consequently, increased property tax revenues. While the full impact will depend on how widely property owners take advantage of the new regulations, the bill is likely to support reinvestment in residential neighborhoods and contribute to the City's long-term fiscal health through growth in the assessable tax base.

For the reasons stated above, the Department of Finance supports City Council Bill 25-0064.

MAP 1

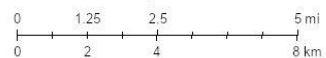
Baltimore City CoDeMap



7/8/2025, 9:08:57 AM

● Bulk and Yard Variances

1:144,448



City of Baltimore, Baltimore County Government, VITA, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

DHCD
City of Baltimore, Baltimore County Government, VITA, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

City Hall – Room 250, 100 Holliday Street, Baltimore, MD 21202

Baltimore City**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0064**

The Committee on Land Use & Transportation of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0054 on Thursday, September 11, 2025, at 10:00 AM in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning - Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

Applicant: Paris Gray - City Council Member

For more information, contact committee staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

au27 4086755

Baltimore City Council



Legislative Investigations

Committee

Bill: 25-0064

**Title: Zoning – Bulk and Yard Requirements
- Amendments**

Public Testimony

Leva, Anthony F (City Council)

From: View Mail <maronick@verizon.net>
Sent: Monday, September 22, 2025 5:50 AM
To: Cohen, Zeke (City Council); Testimony
Subject: Council Bill #25-0064

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Dear Council President Cohen:

The purpose of my letter is to underscore my objection to bill #25-0064 as its passage will greatly affect my trust in the commitment of the City government to protect my investment of having purchased property in the City of Baltimore.

As I have written previously, in 1983 living in a row house development in Baltimore County, my husband and I wanted more open and green space for our family to enjoy. We purchased property that was zoned R-1 E with 10-foot setbacks in a single-family community. Those zoning requirements assured us that the zoning meant that not only our property had 10-foot setbacks with a restricted percentage of lot coverage, but that our neighbors' properties did as well. The R -1 E zoning assured us of the open and green space that we had sought and was the reason for our purchase

We trusted the City of Baltimore to live up to those zoning requirements. Bill # 25-0064 along with Bill # 25-0066 will destroy that assurance of the open and green space environment that we thought we had attained in the purchase of the property. The Bill represents a betrayal of that trust that the City of Baltimore will live up to what our contract said we had purchased --- a single-family home zoned R-1-E with 10-foot setbacks. Passage of these bills does not reflect the trust that people placed in the City of Baltimore that their legislators would protect their investment of purchasing a home in the City.

Passage of the bills puts our investment at risk. Setbacks and lot coverage maximums have value which were reflected in the premium price we paid for the property to acquire them for the assurance of the open and green space we desired. The City should live up to the commitment that the zoning code provided.

Not only is our investment and the investments of all who bought property in R-1-E zones put at risk by passage of these bills, but their passage will put single-family communities at risk as well. How many of the 12,000 vacant buildings and 22,000 vacant lots in Baltimore are in R zones? Please do not put what is going right in Baltimore at risk in trying to achieve affordable housing. There are other solutions that will achieve that goal without jeopardizing what is already a wonderful success of which the City government should be proud--- its single-family communities. Once passed, the bills will put at risk those wonderful successes. Please provide a set aside to preserve the open and green space of the R zoned single-family communities.

Thank you for your consideration of my concerns. Please do not pass these harmful bills.

Yours truly,

Nancy P. Maronick
5911 Charlesmead Rd,
Baltimore, MD 21212

Leva, Anthony F (City Council)

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Thursday, September 18, 2025 9:11 AM
To: Testimony
Subject: Bill 25-0064
Attachments: Bill 25-0064 Sept 18 2025.pdf

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Please place the attached in the record/file of Bill 25-0064.

Thank you.

- Joan Floyd

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Wednesday, September 17, 2025 10:29 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Bill 25-0064.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Kate Simms
Affiliation	Self
Email	knbeagle@gmail.com
Phone Number	(410) 977-4286
Address	1630 Lancaster St, Baltimore, MD, 21231
Position	Oppose
Type of Testimony	Written
Upload Testimony	Bill 25-0064.pdf

Leva, Anthony F (City Council)

From: Josie/Mermaid <josie.mermaid@verizon.net>
Sent: Tuesday, September 16, 2025 9:35 AM
To: Testimony
Subject: City Council Bill #25-0064

Please enter our opposition into the record for bill #25-0064.

Thank you.

FRANCIS J. GALCZYNSKI, SR.
JOSEPHINE C. GALCZYNSKI
2922 Berwick Avenue Baltimore City, MD 21234-7621
Cell 410-925-3530 Office 410-426-3101
Email josie.mermaid@verizon.net

June 21, 2025

To: Baltimore City Councilman Ryan Dorsey,

We are still very much opposed to your Harford Rd Overlay bill. Just as important we are opposed to your secretive moves to present bills that we, your constituents, don't want. We, your constituents, are represented by you, our elected official, and have the right to voice our opinions, and expect you to act on our behalf. But if you don't inform us of these bills, you have no way of knowing how we feel about them. Therefore, presenting bills that we are uninformed about violates what you were hired to do.

In regard to the following bills:

#25-0062 – Changing the regulations from 2 staircases to a single staircase for over 3 stories is courting disaster which could injury many people who could have been saved if there were 2 staircases. DO NOT VOTE FOR THIS BILL.

#25-0063 – Turning over zoning issues to the Dept of Planning is a mistake. We need the Dept. of Housing and Community Dev. to have control of Housing issues. Planning does not have the expertise of the Housing Dept. to handle this type of legislation. DO NOT VOTE FOR THIS BILL.

#25-0064 – Reducing these yard requirements will destroy our neighborhood. We moved here for single family homes, yards, trees, parking, etc. Reducing these setbacks will invade our privacy. Those of us who have older homes have side windows so the current setbacks of 10' is still invasive. Changing these setbacks to 5' will cause an invasion of our privacy even more. Even if they don't have side windows, we do, and the intrusion and encroachment will greatly intrude on our privacy. The reduction of open green space by allowing 40% of the lot to be covered will also greatly affect our

neighborhood. The City isn't planting big trees like they used to and a lot of the older trees at the curb line are gone; therefore, maintaining the green spaces is more important than ever to maintain our quality of life in our neighborhood. DO NOT VOTE FOR THIS BILL.

#25-0065 – If you eliminate off-street parking requirements WHERE IS EVERYONE GOING TO PARK? In all our neighborhoods there is never enough parking. It has even caused neighbor fights over parking. And, since the bill 25-0066 permits any lot to contain up to 4 units with no off-street parking requirements, where is everyone going to park? The current regulation requires at least one off-street parking space, which isn't enough. Removing the requirement for one space then setting a maximum is more harmful. Due to the small street widths, the juvenile car incidents and the trying car door handles while walking by impacts the value and safety of our cars if not parked off the street. Off-street parking is very important to our neighborhood. We moved to this neighborhood because of the ample parking but even now struggle because more families have several cars. DO NOT VOTE FOR THIS BILL.

#25-066 – A blanket change to multi-family dwellings will ruin the charm of the single-family dwelling neighborhood we moved into here. We moved here for the single family, yard space, trees, parking and the ambiance of living and struggling together with open space around us. The need to maintain the value of our property can only be achieved by maintaining its charm. My property in the Overlay won't be worth two cents if a 6 story multi-family building is built right up against my property line. This will destroy what we put all our hard-earned money into and leave us up the creek without a paddle! DO NOT VOTE FOR THIS BILL.

We live in a very diverse neighborhood of over 70% homeowners and the Harford Rd Overlay in addition to these new bills will greatly deteriorate that percentage. That will lead to instability which we cannot afford.

We urge you to recognize the deep concerns and practical realities faced by those who reside in these neighborhoods. Decisions that alter the very nature of our community should not be made in haste or without the transparent engagement of the people most affected. Our voices deserve respect, and our lived experiences should inform the direction of our city. As our elected Councilman, we are expecting you to let us know about upcoming bills you or others are proposing, listen to what your constituents want and vote accordingly.

We ask for openness, honest dialogue, and above all, representation that truly reflects the wishes and well-being of your constituents.

Please let us know when the City Council hearing will occur about these bills and any future hearings about the Harford Road Overlay.

Thank you for your attention to these critical matters, and we look forward to your thoughtful response.

Sincerely,



Francis J Galczynski Sr

Josephine C Galczynski

Josephine C Galczynski

cc: Mayor Brandon Scott

cc: City Council President Zeke Cohen

Leva, Anthony F (City Council)

From: Tiso, Eric (DOP)
Sent: Wednesday, September 10, 2025 12:56 PM
To: Leva, Anthony F (City Council); Jemmott, Julianne (City Council)
Subject: FW: CITY COUNCIL BILL #25-0064/ ZONING - BULK AND YARD REQUIREMENTS - AMENDMENTS (Citywide)
Attachments: Marble Hill - Bill Opposition 0064.docx

For the Council bill file...

-Eric

From: malcolm.lewis1130@gmail.com <malcolm.lewis1130@gmail.com>
Sent: Wednesday, September 10, 2025 8:57 AM
To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>
Cc: Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; 'Charles Williams' <chazwilliamz@gmail.com>; 'Joel Kurz' <joel@thegardenbaltimore.com>; William Blackwell <willmarionb1510@verizon.net>; 'Eric Brown' <mobybrown@aol.com>; 'Jules Dunham Howie' <juleshouse@hotmail.com>; 'Brenda Allison' <bkayeallison@gmail.com>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; 'marble hill' <marblehillimprovement@gmail.com>; Porter, Phylcia R.L. (City Council) <Phylcia.Porter@baltimorecity.gov>
Subject: CITY COUNCIL BILL #25-0064/ ZONING - BULK AND YARD REQUIREMENTS - AMENDMENTS (Citywide)

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Eric – Please include this letter, attached and below, into the testimony for the upcoming discussion tomorrow.

I am writing as a concerned resident of Baltimore to express my strong opposition to City Council Bill 25-0064, which is scheduled for discussion at the Planning Commission hearing on September 11th.

This proposal, if enacted, would significantly alter the character of our neighborhoods and erode the quality of life for many residents. Bill 25-0064, which seeks to reduce bulk and yard requirements in all residential zones, threatens the very essence of what makes our communities livable. The proposed reduction of required yard space, by up to 50% in some zones, would eliminate critical green space, reduce tree canopy, and diminish the sense of openness that contributes to mental and physical health, especially in urban settings.

As a longtime resident, I value the balance between housing and open space. Front and side yards are more than visual buffers; they are where children play, neighbors connect, and gardens grow. Stripping away these buffers to allow for more construction will worsen stormwater runoff, reduce air quality, and increase the urban heat island effect. Within Marble Hill, we have maintained community green spaces on our own for years!

This bill prioritize density at the expense of equity, environment, and community cohesion. Baltimore needs thoughtful, inclusive planning, not one-size-fits-all deregulation that disproportionately impacts stable residential communities.

I respectfully urge the Planning Commission to recommend against the passage of Bill 25-0064. Let's work toward development that enhances, not erodes, Baltimore's neighborhoods.

Thank you for your consideration.

Sincerely,

Malcolm Lewis P.E.,

Marble Hill Resident

Leva, Anthony F (City Council)

From: Tiso, Eric (DOP)
Sent: Wednesday, September 10, 2025 12:55 PM
To: Leva, Anthony F (City Council); Jemmott, Julianne (City Council)
Subject: FW: Opposition to City Council Bill 25-0064 (Land Use)
Attachments: Opposition_Letter__25-0064ctw.pdf

Forwarding for the Council file...

-Eric

Eric W. Tiso, AICP

*Director of Development Oversight & Project Support
Division Chief, Land Use & Urban Design Division
City of Baltimore | Department of Planning
417 E. Fayette St., 8th Floor | Baltimore, MD 21202
Phone: 410.396.8358 | Cell: 410.365.1315*

In-Person Meeting Request Policy: The Department of Planning is working on a hybrid schedule and may be working in a variety of locations. Telephone calls will be returned within 24 hours or next business day, e-mails will be returned within 48 hours or two business days, and please specify in advance requests for in-person meetings.

Our Mission: To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.

Our Equity Statement: An equitable Baltimore addresses the needs and aspirations of its diverse population and meaningfully engages residents through inclusive and collaborative processes to expand access to power and resources.

Learn More About the Baltimore Comprehensive Plan Update: www.planourbaltimore.com



From: Charles Williams <chazwilliamz@gmail.com>
Sent: Wednesday, September 10, 2025 12:08 PM
To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>
Cc: Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Malcolm Lewis <Malcolm.Lewis1130@gmail.com>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Atiba Nkrumah <atiba.nkrumah@gmail.com>; Fred Tillman <metropropsllc@gmail.com>; Jules Dunham Howie

<juleshouse@hotmail.com>; Joel Kurz <joel@thegardenbaltimore.com>; Eric Brown <mobybrown@aol.com>; Brenda Allison <bkayeallison@gmail.com>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; marble hill <marblehillimprovement@gmail.com>

Subject: Re: Opposition to City Council Bill 25-0064 (Land Use)

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September 10, 2025

Good morning Mr. Tiso,

I respectfully request that the attached letter, also included below, be entered into the record as part of the testimony for the upcoming Planning Commission hearing scheduled for September 11th.

As a resident and homeowner in Marble Hill, I write to express my strong opposition to City Council Bill 25-0064 (Land Use), which is scheduled for discussion at the upcoming Planning Commission hearing.

While the stated intent of this bill may be to expand housing opportunities, its effect would be to significantly reduce bulk and yard requirements across all residential zones. Such a change poses serious risks to neighborhood stability and quality of life.

Parking and Traffic:

By encouraging more construction on smaller lots, this bill increases density without addressing the resulting demand for parking and traffic management. In neighborhoods like mine, where parking is already scarce, this will worsen congestion and create unsafe conditions for pedestrians and emergency vehicles.

Public Safety and Infrastructure:

Higher density without corresponding investment in water, sewer, and stormwater infrastructure will place an unsustainable burden on already strained systems. Emergency services, which are stretched thin, will also be adversely impacted by greater density and less open space.

Property Values and Community Cohesion:

Reducing yard space and open buffers erodes the character of established neighborhoods, diminishing property values and discouraging long-term investment. These spaces are vital to maintaining safe, livable communities where neighbors can connect and families can thrive.

One-Size-Fits-All Approach:

Baltimore is a city of distinct neighborhoods, each with unique histories and needs. A blanket reduction in yard and bulk requirements ignores those differences and imposes unnecessary disruption on stable residential communities.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0064 (Land Use). Baltimore deserves development policies that respect neighborhood character, protect existing residents, and balance growth with infrastructure capacity.

I appreciate your commitment to safeguarding the character and stability of our community.

With appreciation,

Charles Williams

Marble Hill Resident

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Tuesday, September 9, 2025 6:10 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Kevin Lindamood
Affiliation	Health Care for the Homeless
Email	klindamood@hchmd.org
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Oral

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Monday, September 8, 2025 1:18 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: CWA testimony housing package bulk and yard standards .pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name Emily Ranson

Affiliation Clean Water Action

Email eranson@cleanwater.org

Phone Number (410) 921-9229

Address 145 W Ostend St, Suite 600, Baltimore, MD, 21230

Position Support

Type of Testimony Both

Upload Testimony [CWA testimony housing package bulk and yard standards .pdf](#)

Leva, Anthony F (City Council)

From: kmhanley2@everyactioncustom.com on behalf of Kevin Hanley <kmhanley2@everyactioncustom.com>
Sent: Friday, September 19, 2025 2:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

Also, speaking as a new parent, I'd appreciate Baltimores leaders to take a position that encourages a more walkable and transit oriented city in the future. One of the things that has drawn my family and I to Baltimore is the character of the city and the ability to easily navigate without a car.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Kevin Hanley
219 E Heath St Baltimore, MD 21230-4909 kmhanley2@gmail.com

Leva, Anthony F (City Council)

From: Keever Frye <keever.frye@gmail.com>
Sent: Thursday, September 18, 2025 7:30 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Keever Frye
1204 Southview Rd Baltimore, MD 21218-1400
keever.frye@gmail.com

Leva, Anthony F (City Council)

From: Jen Spencer Heilman <jspencer835@gmail.com>
Sent: Thursday, September 18, 2025 5:27 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Jennifer Spencer Heilman
305 W Lorraine Ave Baltimore, MD 21211-3115
jspencer835@gmail.com

Leva, Anthony F (City Council)

From: Michael Rubenstein <mike.rubenstein1@gmail.com>
Sent: Thursday, September 18, 2025 2:40 PM
To: Testimony
Subject: Testimony for CB 25-0062,0064,0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065. I've been a Baltimore City resident for about 10 years and in that time I've witnessed the development of an incredible number of high-end housing, including apartment buildings and blocks of rowhomes, all of which are priced well above the median salary of a city resident and all of which no one requested. I will be deeply disappointed in you as the Council President, as well as my representative on the council Councilman Mark Parker, and the rest of the council, if these bills Are not passed. These bills contain changes that ARE being requested, and are widely popular due to the broad demand for more housing, as well as the broad demand for streets designed to make the neighborhoods more walkable.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Michael Rubenstein
12 S Ellwood Ave Baltimore, MD 21224-2241
mike.rubenstein1@gmail.com

Leva, Anthony F (City Council)

From: Harlanelizabethn@everyactioncustom.com on behalf of Elizabeth Harlan
<Harlanelizabethn@everyactioncustom.com>
Sent: Thursday, September 18, 2025 1:15 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Elizabeth Harlan
11 E Chase St Baltimore, MD 21202-2516
Harlanelizabethn@gmail.com

Leva, Anthony F (City Council)

From: kenn.jose@everyactioncustom.com on behalf of Jose De Arteaga
<kenn.jose@everyactioncustom.com>
Sent: Thursday, September 18, 2025 12:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jose De Arteaga
2014 31st PI SE Washington, DC 20020-3314 kenn.jose@comcast.net

Leva, Anthony F (City Council)

From: micheleslevy@everyactioncustom.com on behalf of Michele Levy
<micheleslevy@everyactioncustom.com>
Sent: Thursday, September 18, 2025 12:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Michele Levy
3140 Remington Ave Baltimore, MD 21211-2801 micheleslevy@gmail.com

Leva, Anthony F (City Council)

From: Dave Manchester <dman610@gmail.com>
Sent: Thursday, September 18, 2025 11:29 AM
To: Testimony
Subject: Land Use and Transportation Committee

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Dave Manchester
1405 E Clement St Baltimore, MD 21230-5205
dman610@gmail.com

Leva, Anthony F (City Council)

From: Xavier Jackson <xavierjackson3@yahoo.com>
Sent: Thursday, September 18, 2025 11:03 AM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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From: "Cohen, Zeke (City Council)" <Zeke.Cohen@baltimorecity.gov>
Date: September 18, 2025 at 9:59:02 AM EDT
To: xavierjackson3@yahoo.com
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: xavierjackson3@everyactionadvocacy.com <xavierjackson3@everyactionadvocacy.com> on behalf of Xavier Jackson <xavierjackson3@everyactionadvocacy.com>
Sent: Wednesday, September 17, 2025 5:28 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Xavier Jackson
817 Saint Paul St Baltimore, MD 21202-2472
xavierjackson3@yahoo.com

Leva, Anthony F (City Council)

From: jimbrown8@everyactioncustom.com on behalf of Jim Brown <jimbrown8@everyactioncustom.com>
Sent: Thursday, September 18, 2025 10:43 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jim Brown
3010 Cresmont Ave Baltimore, MD 21211-2819 jimbrown8@msn.com

Leva, Anthony F (City Council)

From: Kate Simms <knbeagle@gmail.com>
Sent: Thursday, September 18, 2025 10:15 AM
To: Testimony
Subject: Fwd: Opposition letters for Bills 25-0064 and 25-0065
Attachments: Bill 25-0064.pdf; Bill 25-0065.pdf

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Dear Council President Cohen and Members of City Council,

Please see attached letters of opposition to bills 25-0064 and 25-0065.

Please let me know if you have any questions.

Thanks much for considering my submission.
Kate Simms

Leva, Anthony F (City Council)

From: Alex Duprey <alexduprey4589@gmail.com>
Sent: Thursday, September 18, 2025 10:04 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Miss Alexandra Duprey
1033 N Calvert St Baltimore, MD 21202-3830
alexduprey4589@gmail.com

Leva, Anthony F (City Council)

From: dahous1@everyactioncustom.com on behalf of David House <dahous1@everyactioncustom.com>
Sent: Thursday, September 18, 2025 9:21 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr David House
710 S Beechfield Ave Baltimore, MD 21229-4423 dahous1@umbc.edu

Leva, Anthony F (City Council)

From: alexduprey4589@everyactioncustom.com on behalf of Alexandra Duprey
<alexduprey4589@everyactioncustom.com>
Sent: Thursday, September 18, 2025 7:38 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Miss Alexandra Duprey
1033 N Calvert St Baltimore, MD 21202-3830 alexduprey4589@gmail.com

Leva, Anthony F (City Council)

From: brittany_cooper1@everyactioncustom.com on behalf of brittany cooper
<brittany_cooper1@everyactioncustom.com>
Sent: Thursday, September 18, 2025 5:19 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
ms brittany cooper
1636 N Calvert St Baltimore, MD 21202-2804 brittany_cooper1@comcast.net

Leva, Anthony F (City Council)

From: nancy.breen@everyactioncustom.com on behalf of Nancy Breen
<nancy.breen@everyactioncustom.com>
Sent: Thursday, September 18, 2025 4:00 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Dr. Nancy Breen
713 Ivy League Ln Rockville, MD 20850-1872 nancy.breen@yahoo.com

Leva, Anthony F (City Council)

From: andrew@everyactioncustom.com on behalf of Andrew Crabb
<andrew@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 11:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr Andrew Crabb
2414 Guilford Ave Apt BIKEMORE Baltimore, MD 21218-5220 andrew@crabb.org

Leva, Anthony F (City Council)

From: saporter97@everyactioncustom.com on behalf of Stephen Porter <saporter97@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 10:38 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Stephen Porter
233 S Ann St Baltimore, MD 21231-2501
saporter97@gmail.com

Leva, Anthony F (City Council)

From: Andrew Samuel <asamuel@loyola.edu>
Sent: Wednesday, September 17, 2025 10:24 PM
To: Testimony
Subject: Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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Dear Council President Zeke Cohen,

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Sincerely,
Dr. Andrew Samuel
302 Oakdale Rd Baltimore, MD 21210-2522
asamuel@loyola.edu

Dr. Andrew Samuel
Professor of Economics
France-Merrick Faculty Scholar in Economics

Associate Editor, Journal of Regulatory Economics
Department of Economics
Loyola University MD
Web: <https://sites.google.com/view/andrewsamuel-loyola/home>
Zoom: <https://loyola.zoom.us/j/3593555086>

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Leva, Anthony F (City Council)

From: Mary M Hughes <mhughes90@aol.com>
Sent: Wednesday, September 17, 2025 9:58 PM
To: Testimony
Subject: Fw: BILLS 25-006 & 25-0065 BAD FOR THE NEIGHBORHOODS - BAD FOR BALTIMORE

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STOP BILL 25-0064!!!! STOP BILL 25-0065 STOP THE INSANITY STOP IT NOW!!!

WHY? READ ON!!!

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 ANY OF YOU 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, Vice
President
FALLS PARKWAY
443 602-4158

FRIENDS OF GWYNNS

Leva, Anthony F (City Council)

From: atjones4@everyactioncustom.com on behalf of Adam Jones <atjones4@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 9:28 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Adam Jones
605 Park Ave Apt 18 Baltimore, MD 21201-4939 atjones4@gmail.com

Leva, Anthony F (City Council)

From: jeffreym715@everyactioncustom.com on behalf of Jeffrey Marks <jeffreym715@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 8:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jeffrey Marks
3736 Clarinth Rd Baltimore, MD 21215-2404 jeffreym715@yahoo.com

Leva, Anthony F (City Council)

From: dalbi.lee@everyactioncustom.com on behalf of Hj Park
<dalbi.lee@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 8:09 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Hj Park
2707 Snowmill Ct Ellicott City, MD 21043-1922 dalbi.lee@gmail.com

Leva, Anthony F (City Council)

From: Lmruas@everyactioncustom.com on behalf of Laura Ruas
<Lmruas@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 8:03 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Laura Ruas
4708 Keswick Rd Baltimore, MD 21210-2323 Lmruas@yahoo.com

Leva, Anthony F (City Council)

From: ginger_hanson_2000@everyactioncustom.com on behalf of Ginger Hanson
<ginger_hanson_2000@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 7:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I would like to live in a city where I can more easily access all the things I want to access via walking, biking, and public transit. I would like to live in a city where I, and others, are supported in our desire to be able to live without owning a personal vehicle. I want this because, in my experience, this results in a better quality of life and also because it will be better for the environment.

Requiring minimum parking forces up the cost of housing for everyone, including people who don't own a car. In addition, parking takes up space that makes neighborhoods less walkable. Homeowners and developers should be allowed to determine their parking needs without government restrictions. #25-0065 would remove arbitrary parking minimums.

In addition, I am privileged to live in a neighborhood with great schools, small businesses, restaurants, grocery stores, and other amenities. I would love to see both smaller and larger homes built in my neighborhood, so there would be a greater diversity of family types and incomes that could access these resources. I believe this would help my neighborhood thrive.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Ginger Hanson
804 S Milton Ave Baltimore, MD 21224-3735 ginger_hanson_2000@yahoo.com

Leva, Anthony F (City Council)

From: mry5015@everyactioncustom.com on behalf of Michael Yacovelli <mry5015@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 7:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Michael Yacovelli
3020 E Baltimore St Baltimore, MD 21224-1348 mry5015@gmail.com

Leva, Anthony F (City Council)

From: mshynson@everyactioncustom.com on behalf of Marshall Hynson
<mshynson@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 7:24 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr Marshall Hynson
2118 Oak Lodge Rd Catonsville, MD 21228-4715 mshynson@gmail.com

Leva, Anthony F (City Council)

From: djeden5588@everyactioncustom.com on behalf of David Eden <djeden5588@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 7:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
David Eden
7119 Rodgers Ct Baltimore, MD 21212-1524 djeden5588@gmail.com

Leva, Anthony F (City Council)

From: j@everyactioncustom.com on behalf of Jared Nielsen <j@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 7:18 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr Jared Nielsen
1915 Fairbank Rd Baltimore, MD 21209-3621 j@diy.email

Leva, Anthony F (City Council)

From: tbyrd420@everyactioncustom.com on behalf of Michael Frederick <tbyrd420@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 6:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Dr. Michael Frederick

2019 E Fairmount Ave Baltimore, MD 21231-1609 tbyrd420@hotmail.com

Leva, Anthony F (City Council)

From: jspencer835@everyactioncustom.com on behalf of Jennifer Spencer Heilman
<jspencer835@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 6:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ms. Jennifer Spencer Heilman
305 W Lorraine Ave Baltimore, MD 21211-3115 jspencer835@gmail.com

Leva, Anthony F (City Council)

From: cyberpallet@everyactioncustom.com on behalf of John Borlik
<cyberpallet@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 6:24 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. John Borlik
2124 Orleans St Baltimore, MD 21231-1331 cyberpallet@yahoo.com

Leva, Anthony F (City Council)

From: keever.frye@everyactioncustom.com on behalf of Keever Frye
<keever.frye@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 6:18 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr Keever Frye
1204 Southview Rd Baltimore, MD 21218-1400 keever.frye@gmail.com

Leva, Anthony F (City Council)

From: Jessie Parker <jessie.parker@gmail.com>
Sent: Wednesday, September 17, 2025 6:04 PM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Hello, please see below.

----- Forwarded message -----

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Date: Wed, Sep 17, 2025 at 4:44 PM
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065
To: jessie.parker@gmail.com <jessie.parker@gmail.com>

Good afternoon,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
[100 Holliday Street, Room 400](#)
[Baltimore, MD 21202](#)
[Office: \(410\) 396-4804](#)

From: jessie.parker@everyactionadvocacy.com <jessie.parker@everyactionadvocacy.com> on behalf of Jessie Parker <jessie.parker@everyactionadvocacy.com>
Sent: Wednesday, September 17, 2025 4:32 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms Jessie Parker

[3501 Roland Ave Baltimore, MD 21211-2429](mailto:jessie.parker@gmail.com)

jessie.parker@gmail.com

Leva, Anthony F (City Council)

From: dman610@everyactioncustom.com on behalf of Dave Manchester <dman610@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 6:01 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Dave Manchester
1405 E Clement St Baltimore, MD 21230-5205 dman610@gmail.com

Leva, Anthony F (City Council)

From: ray@everyactioncustom.com on behalf of Ray Fusco <ray@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:50 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ray Fusco
3231 Chesterfield Ave Baltimore, MD 21213-1707 ray@rayfuscoinc.com

Leva, Anthony F (City Council)

From: xavierjackson3@everyactioncustom.com on behalf of Xavier Jackson <xavierjackson3@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:28 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Xavier Jackson
817 Saint Paul St Baltimore, MD 21202-2472 xavierjackson3@yahoo.com

Leva, Anthony F (City Council)

From: funwithtype@everyactioncustom.com on behalf of Laura L McConnell
<funwithtype@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:15 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mrs. Laura L McConnell

1410 W Mount Royal Ave Baltimore, MD 21217-4244 funwithtype@yahoo.com

Leva, Anthony F (City Council)

From: cagavrick@everyactioncustom.com on behalf of Christopher Gawrych
<cagavrick@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:10 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Christopher Gawrych
217 S Collington Ave Baltimore, MD 21231-2628 cagavrick@gmail.com

Leva, Anthony F (City Council)

From: Lynnsey O'Rourke <lynnseyeorourke@gmail.com>
Sent: Wednesday, September 17, 2025 5:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Lynnsey O'Rourke
2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804
lynnseyeorourke@gmail.com

Leva, Anthony F (City Council)

From: jpmof38@everyactioncustom.com on behalf of Michael Farrell <jpmof38@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:04 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Housing affordability and walk ability should take be a higher priority than abundant free parking. If there is a shortage the city should consider raising the very cheap base rate for a on street parking permit, and raising it progressively higher for second, third, and fourth vehicles registered at the same address. Additional permit Revenue could be used to reduce property tax in the affected parking permit zone, so the average cost burden to residents won't increase. People who own multiple vehicles will be incentivized to provide their own off street parking.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Michael Farrell
2910 Guilford Ave Baltimore, MD 21218-4115 jpmof38@gmail.com

Leva, Anthony F (City Council)

From: mojo_art@everyactioncustom.com on behalf of Joseph Martorella
<mojo_art@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 5:03 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Joseph Martorella
1235 Union Ave Baltimore, MD 21211-1902 mojo_art@yahoo.com

Leva, Anthony F (City Council)

From: mattanster@everyactioncustom.com on behalf of Mattan Schuchman
<mattanster@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:56 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Mattan Schuchman
3140 Remington Ave Baltimore, MD 21211-2801 mattanster@gmail.com

Leva, Anthony F (City Council)

From: ajpidgeon@everyactioncustom.com on behalf of Aidan Pidgeon
<ajpidgeon@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:54 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if, as myself, they do not or cannot own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would allow a developer or homeowner the freedom to determine their individualized parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Aidan Pidgeon
1603 Bolton St Baltimore, MD 21217-4317 ajpidgeon@gmail.com

Leva, Anthony F (City Council)

From: oliveavarlas17@everyactioncustom.com on behalf of Olivea Varlas <oliveavarlas17@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:53 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Olivea Varlas
1500 Claremont St Baltimore, MD 21231-2775 oliveavarlas17@gmail.com

Leva, Anthony F (City Council)

From: wdusold05@everyactioncustom.com on behalf of William Dusold <wdusold05@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:53 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. William Dusold
400 Ridgely Rd Glen Burnie, MD 21061-4632 wdusold05@verizon.net

Leva, Anthony F (City Council)

From: anngreenbaum@everyactioncustom.com on behalf of Ann Greenbaum
<anngreenbaum@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:52 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Ann Greenbaum
803 Trafalgar Rd Towson, MD 21204-3805
anngreenbaum@aol.com

Leva, Anthony F (City Council)

From: anngreenbaum@everyactioncustom.com on behalf of ann greenbaum
<anngreenbaum@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:51 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. ann greenbaum
803 Trafalgar Rd Towson, MD 21204-3805
anngreenbaum@aol.com

Leva, Anthony F (City Council)

From: ranigan@everyactioncustom.com on behalf of Ryan Flanigan
<ranigan@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:50 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I believe these bills will particularly help my neighborhood of Mayfield/Lake Montebello add new residents. More people should share in the beauty and utility of Lake Montebello, Herring Run Park, and Clifton Park.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Ryan Flanigan

2107 Lake Montebello Ter Baltimore, MD 21218-3132 ranigan@gmail.com

Leva, Anthony F (City Council)

From: lynnseyeorourke@everyactioncustom.com on behalf of Lynnsey O'Rourke
<lynnseyeorourke@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Lynnsey O'Rourke

2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804 lynnseyeorourke@gmail.com

Leva, Anthony F (City Council)

From: jjoon@everyactioncustom.com on behalf of Jner Tzern Oon
<jjoon@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Jner Tzern Oon
1908 Eastern Ave Apt 2 Baltimore, MD 21231-2563 jjoon@duck.com

Leva, Anthony F (City Council)

From: mdmerry@everyactioncustom.com on behalf of Mitch Merry
<mdmerry@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mitch Merry
1513 Barclay St Baltimore, MD 21202-2901 mdmerry@gmail.com

Leva, Anthony F (City Council)

From: mike.rubenstein1@everyactioncustom.com on behalf of Michael Rubenstein
<mike.rubenstein1@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Michael Rubenstein
12 S Ellwood Ave Baltimore, MD 21224-2241 mike.rubenstein1@gmail.com

Leva, Anthony F (City Council)

From: asamuel@everyactioncustom.com on behalf of Andrew Samuel
<asamuel@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Andrew Samuel
302 Oakdale Rd Baltimore, MD 21210-2522 asamuel@loyola.edu

Leva, Anthony F (City Council)

From: daria.t.pugh@everyactioncustom.com on behalf of Daria Pugh
<daria.t.pugh@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:42 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Daria Pugh
3610 Ednor Rd Baltimore, MD 21218-2047
daria.t.pugh@gmail.com

Leva, Anthony F (City Council)

From: jdagen@everyactioncustom.com on behalf of John Dagen
<jdagen@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. John Dagen
109 S Collington Ave Baltimore, MD 21231-2015 jdagen@icloud.com

Leva, Anthony F (City Council)

From: alliewainer@everyactioncustom.com on behalf of Allison Wainer
<alliewainer@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mx. Allison Wainer
343 E 28th St Baltimore, MD 21218-6734
alliewainer@gmail.com

Leva, Anthony F (City Council)

From: phil@everyactioncustom.com on behalf of Philip Rink <phil@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Philip Rink
3800 Tudor Arms Ave Apt 2 Baltimore, MD 21211-2268 phil@philiprinkjr.com

Leva, Anthony F (City Council)

From: brianlevy89@everyactioncustom.com on behalf of Brian Levy <brianlevy89@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Brian Levy
104 E Montgomery St Baltimore, MD 21230-3924 brianlevy89@gmail.com

Leva, Anthony F (City Council)

From: skifastoo@everyactioncustom.com on behalf of William SCHLEGEL
<skifastoo@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. William SCHLEGEL
1405 Spring Ave Rosedale, MD 21237-1838 skifastoo@gmail.com

Leva, Anthony F (City Council)

From: shaneknu@everyactioncustom.com on behalf of Shane Knudsen
<shaneknu@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Shane Knudsen
3016 Abell Ave Baltimore, MD 21218-3912 shaneknu@gmail.com

Leva, Anthony F (City Council)

From: amrlcpa@everyactioncustom.com on behalf of Angela Hayes
<amrlcpa@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Angela Hayes
508 Gladhill Rd Odenton, MD 21113-1911
amrlcpa@hotmail.com

Leva, Anthony F (City Council)

From: jessie.parker@everyactioncustom.com on behalf of Jessie Parker
<jessie.parker@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:32 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Jessie Parker
3501 Roland Ave Baltimore, MD 21211-2429 jessie.parker@gmail.com

Leva, Anthony F (City Council)

From: lamenyuk@everyactioncustom.com on behalf of Laura Menyuk
<lamenyuk@everyactioncustom.com>
Sent: Wednesday, September 17, 2025 4:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Laura Menyuk
609 E 34th St Baltimore, MD 21218-2904
lamenyuk@gmail.com

Leva, Anthony F (City Council)

From: Linda Batts <samuel1008@verizon.net>
Sent: Wednesday, September 17, 2025 9:12 AM
To: Testimony; Cohen, Zeke (City Council); Parker, Mark (City Council); McCray, Danielle (City Council); rdorsey; Conway, Mark (City Council); Middleton, Sharon (City Council); Torrence, James (City Council); Gray, Paris (City Council); Bullock, John (City Council); Phylicia Porter; Blanchard, Zachary (City Council); Jones, Jermaine (City Council); Glover, Antonio (City Council); Ramos, Odette (City Council)
Cc: hanlonimprovementassoc@gmail.com
Subject: Fw: City Council Bills 25-0064 and 25-0065

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September 17, 2025

Baltimore City Council

100 Holliday Street

Baltimore, Md. 21202

Dear Officials:

Thank you for the opportunity to review and comment upon Bills 25-0064 and 25-0065. The Hanlon Improvement Association, Inc. opposes these bills because they bills are based on hasty generalizations and assumptions rather than evidence. There has been no thorough community-by-community analysis of these bills, their effects on residents, or who will benefit or be harmed, nor has there been genuine public input. Other considerations include, but are not limited to, the following:

- For 25-0064, the existing process for obtaining variances works and will achieve the same results with proper streamlining and refining
- The architectural history and fabric of communities not yet designated as historical or conservation districts, in part for economic reasons, will be disrupted
- The potential for an oversaturation of buildings and people in tight spaces will adversely affect individuals
- The environmental, social, health, and economic impacts are many, such as reduction of greenspace, blocking of wind and air quality, perpetuation of heat islands, potential health implications, impact on an aged system of infrastructure within the City, and the disruption to the quality of lives of residents and their abilities to socialize

- The oversaturation of people in smaller spaces without access to sufficient parking impacts health, safety and the quality of lives
- The bills will perpetuate existing racial and economic disparities, and the people who will benefit will not be the working class and persons already in need of affordable housing but developers and other financially advantaged populations
- Bill 250065 will disadvantage existing historic and legacy churches and inner-city institutions that rely on off street parking and disrupt the lives of seniors, persons with disabilities and other groups for whom accessibility is important and protected by law
- Small businesses may experience economic injury as a result of diminished parking

In the end, these bills require thorough review and input from Baltimore City residents before implementation. Both quantitative and qualitative analysis, neighborhood by neighborhood, should guide the process, followed by community engagement based on the collected data. Adopting a “one size fits all” universal decision-making model risks undermining the rulemaking process and injuring residents, especially when alternatives with a lesser impact or pilot programs for disadvantaged communities have not been considered.

Thank you.

Linda Batts, President

Hanlon Improvement Association, Inc.

Leva, Anthony F (City Council)

From: Linda Batts <samuel1008@verizon.net>
Sent: Tuesday, September 16, 2025 11:56 PM
To: Testimony; Parker, Mark (City Council); McCray, Danielle (City Council); rdorsey; Conway, Mark (City Council); issac.schleifer@baltimorecity.gov; Middleton, Sharon (City Council); Torrence, James (City Council); Gray, Paris (City Council); Bullock, John (City Council); Porter, Phylicia R.L. (City Council); Blanchard, Zachary (City Council); Jones, Jermaine (City Council); Glover, Antonio (City Council); Ramos, Odette (City Council); Cohen, Zeke (City Council)
Cc: 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)

From: Linda Batts <samuel1008@verizon.net>
Sent: Tuesday, September 16, 2025 11:44 PM
To: Testimony; Cohen, Zeke (City Council); Parker, Mark (City Council); McCray, Danielle (City Council); rdorsey; Conway, Mark (City Council); issac.schleifer@baltimorecity.gov; sharon.middlestone@baltimorecity.gov; Torrence, James (City Council); Gray, Paris (City Council); Bullock, John (City Council); Porter, Phylicia R.L. (City Council); Blanchard, Zachary (City Council); Jones, Jermaine (City Council); Glover, Antonio (City Council); Ramos, Odette (City Council)
Cc: hanlonimprovementassoc@gmail.com
Subject: Opposition to Bills 25-0064 and 25-0065

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Sincerely,

Linda Batts

Leva, Anthony F (City Council)

From: Ann Everton <ann.everton@yahoo.com>
Sent: Tuesday, September 16, 2025 10:00 PM
To: Testimony; Brandon M Scott; Middleton, Sharon (City Council); City Council President
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

Leva, Anthony F (City Council)

From: gordon.steen@everyactioncustom.com on behalf of Gordon Steen
<gordon.steen@everyactioncustom.com>
Sent: Tuesday, September 16, 2025 7:37 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Gordon Steen
1347 Clipper Heights Ave Baltimore, MD 21211-2319 gordon.steen@gmail.com

Leva, Anthony F (City Council)

From: Barbara Stanton <stantonbarb@yahoo.com>
Sent: Tuesday, September 16, 2025 12:49 PM
To: Testimony
Subject: Bills 25-0064 and 25-0065

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We object to Bill #25-0064. Research shows that yards and open space improve the physical and mental health of community members. This bill will decrease the our ability to attract new residents and is actively harmful to Baltimore people.

We object to Bill #25-0065. Parking permits exist because parking is difficult in our neighborhoods. The argument that this will force people to use public transportation and not own cars is specious. Buses and trains need to have more routes and greater reliability before residents can give up their cars.

Regards,
Barbara Stanton
Jonathan Klopp
116 E Gittings St
Baltimore MD 21230
443-710-3396

Leva, Anthony F (City Council)

From: Fred T. <fredtillman@gmail.com>
Sent: Tuesday, September 16, 2025 9:40 AM
To: Testimony
Subject: Fwd: Opposition to City Council Bills 25-0064 and 25-0065
Attachments: Opposition to City Council Bills 25-0064 and 25-0065.pdf

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Good morning,

Please see the attached email as well.

Thank you!

----- Forwarded message -----

From: Fred T. <fredtillman@gmail.com>
Date: Mon, Aug 4, 2025 at 8:14 AM
Subject: RE: Opposition to City Council Bills 25-0064 and 25-0065
To: <Eric.Tiso@baltimorecity.gov>, <Chris.Ryer@baltimorecity.gov>
Cc: Eric Brown <mobybrown@aol.com>

To the Members of the Baltimore City Planning Commission

Dear Commissioners,

I hope this message finds you well. My name is Fred Tillman, a concerned homeowner and resident of Marble Hill, writing to respectfully share my opposition to **City Council Bills 25-0064** and **25-0065** currently under your review.

While I am supportive of thoughtful development and progress, these proposed zoning changes appear to disproportionately favor developers while disregarding the lived experiences and needs of long-term residents and homeowners.

Bill 25-0064, which reduces bulk and yard requirements, threatens what little green space remains in many neighborhoods—further diminishing the beauty, environmental health, and balance our communities depend on. Green space is not expendable; it's essential.

Bill 25-0065, which would eliminate off-street parking requirements, poses serious challenges to our already-congested neighborhoods. For areas with dense multi-unit properties, removing parking standards will make it nearly impossible for current residents to access parking near their homes—greatly affecting quality of life.

Homeowners are the foundation of Baltimore's neighborhoods. We are the ones investing in, maintaining, and nurturing these communities. Policy decisions that ignore this reality erode stability and push out those most committed to the city's long-term success.

I ask that you take a thoughtful and community-centered approach to zoning, and consider the long-term impact these bills will have on existing residents.

Thank you for your service and for considering my perspective.

--

Enjoy the Journey,

Fred Tillman

Leva, Anthony F (City Council)

From: Shane Cromwell <bullettrane@gmail.com>
Sent: Monday, September 15, 2025 9:20 AM
To: Testimony
Subject: bills #25-0062, #25-0064, and #25-0065.

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to truly grow, we need to be a city where young families can put down roots. Bill #25-0062 moves us in that direction by opening the door to more flexible building designs homes with multiple bedrooms for families, and apartments with more windows and better airflow.

Most of Baltimore's housing stock was built long before today's bulk and yard rules. We can't keep holding on to old dated rules when we technology that allows us to do better. Updating those standards, as Bill #25-0064 proposes, will make it possible to build a wider mix of bigger and smaller homes. People with different incomes and needs should be able to find a place in more neighborhoods.

And then there's parking. Right now, the city's remaining parking minimums are driving up the cost of housing for everyone, even for people who don't own a car. They also eat up valuable space that could be used for housing, shops, or green space, and they chip away at the walkability of our neighborhoods. Bill #25-0065 would finally give developers and homeowners the freedom to decide how much parking makes sense. Cities across the country have done this already, and the results are clear: more affordable housing, stronger small business corridors, and neighborhoods that are easier to walk and bike through.

Together, these three bills align with the city's new comprehensive plan and take concrete steps toward making Baltimore a more affordable, walkable, and family-friendly city for the future.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
shane cromwell
[2705 Barclay St Baltimore, MD 21218-4428](mailto:route3media@gmail.com)
route3media@gmail.com

Leva, Anthony F (City Council)

From: carolina.c.paul@everyactioncustom.com on behalf of Carolina Paul
<carolina.c.paul@everyactioncustom.com>
Sent: Sunday, September 14, 2025 11:53 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Carolina Paul
3405 Greenway Baltimore, MD 21218-2645
carolina.c.paul@gmail.com

Leva, Anthony F (City Council)

From: Chris Defrancisci <chrisdefrancisci@gmail.com>
Sent: Sunday, September 14, 2025 7:32 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Chris DeFrancisci
2007 E Fairmount Ave Baltimore, MD 21231-1609
chrisdefrancisci@gmail.com

Leva, Anthony F (City Council)

From: route3media@everyactioncustom.com on behalf of shane cromwell
<route3media@everyactioncustom.com>
Sent: Saturday, September 13, 2025 9:28 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to truly grow, we need to be a city where young families can put down roots. Bill #25-0062 moves us in that direction by opening the door to more flexible building designs homes with multiple bedrooms for families, and apartments with more windows and better airflow.

Most of Baltimore's housing stock was built long before today's bulk and yard rules. We can't keep holding on to old dated rules when we technology that allows us to do better. Updating those standards, as Bill #25-0064 proposes, will make it possible to build a wider mix of bigger and smaller homes. People with different incomes and needs should be able to find a place in more neighborhoods.

And then there's parking. Right now, the city's remaining parking minimums are driving up the cost of housing for everyone, even for people who don't own a car. They also eat up valuable space that could be used for housing, shops, or green space, and they chip away at the walkability of our neighborhoods. Bill #25-0065 would finally give developers and homeowners the freedom to decide how much parking makes sense. Cities across the country have done this already, and the results are clear: more affordable housing, stronger small business corridors, and neighborhoods that are easier to walk and bike through.

Together, these three bills align with the city's new comprehensive plan and take concrete steps toward making Baltimore a more affordable, walkable, and family-friendly city for the future.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
shane cromwell
2705 Barclay St Baltimore, MD 21218-4428 route3media@gmail.com

Leva, Anthony F (City Council)

From: MolEcol@everyactioncustom.com on behalf of Drew Brown
<MolEcol@everyactioncustom.com>
Sent: Saturday, September 13, 2025 8:40 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Drew Brown
2822 Cheswolde Rd Baltimore, MD 21209-3931 MolEcol@yahoo.com

Leva, Anthony F (City Council)

From: Kristine Dennis <kristinekay.dennis@gmail.com>
Sent: Friday, September 12, 2025 1:30 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Kristine Dennis
3155 Keswick Rd Baltimore, MD 21211-2737
kristinekay.dennis@gmail.com

Leva, Anthony F (City Council)

From: Isabela Garces <isabelagarces97@gmail.com>
Sent: Friday, September 12, 2025 9:25 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Isabela Garces Molina
3405 Greenway Unit 105 Baltimore, MD 21218-2640
isabelagarces97@gmail.com

Leva, Anthony F (City Council)

From: mayagk@everyactioncustom.com on behalf of Maya Kosok
<mayagk@everyactioncustom.com>
Sent: Friday, September 12, 2025 8:26 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Maya Kosok
2736 Guilford Ave Baltimore, MD 21218-4415 mayagk@gmail.com

Leva, Anthony F (City Council)

From: rkazany@everyactioncustom.com on behalf of Becca Hazany
<rkazany@everyactioncustom.com>
Sent: Thursday, September 11, 2025 10:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Becca Hazany
2924 Huntingdon Ave Baltimore, MD 21211-2822 rkazany@gmail.com

Leva, Anthony F (City Council)

From: Elliott Kurtz <ebkurtz@gmail.com>
Sent: Thursday, September 11, 2025 10:01 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Elliott Kurtz
400 W 28th St Baltimore, MD 21211-3026
ebkurtz@gmail.com

Leva, Anthony F (City Council)

From: jim.apgar46@everyactioncustom.com on behalf of James Apgar <jim.apgar46@everyactioncustom.com>
Sent: Thursday, September 11, 2025 9:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. James Apgar

21 Oak Shadows Ct Catonsville, MD 21228-2406 jim.apgar46@gmail.com

Leva, Anthony F (City Council)

From: csauerbach@everyactioncustom.com on behalf of Craig Auerbach
<csauerbach@everyactioncustom.com>
Sent: Thursday, September 11, 2025 4:52 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Craig Auerbach
960 Fell St Unit 511 Baltimore, MD 21231-3552 csauerbach@yahoo.com

Leva, Anthony F (City Council)

From: Kristie <kristiewoods79@gmail.com>
Sent: Thursday, September 11, 2025 4:41 PM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sent from my iPhone

Begin forwarded message:

From: "Cohen, Zeke (City Council)" <Zeke.Cohen@baltimorecity.gov>
Date: September 11, 2025 at 9:17:13 AM EDT
To: kristiewoods79@gmail.com
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: kristiewoods79@everyactionadvocacy.com <kristiewoods79@everyactionadvocacy.com> on behalf of K Woods <kristiewoods79@everyactionadvocacy.com>
Sent: Wednesday, September 10, 2025 9:56 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
K Woods
1212 N Calvert St # 4 Baltimore, MD 21202-4877
kristiewoods79@gmail.com

Leva, Anthony F (City Council)

From: Barret Rus <barret.i.rus@gmail.com>
Sent: Thursday, September 11, 2025 3:29 PM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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----- Forwarded message -----

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Date: Thu, Sep 11, 2025 at 9:29 AM
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065
To: barret.i.rus@gmail.com <barret.i.rus@gmail.com>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: barret.i.rus@everyactionadvocacy.com <barret.i.rus@everyactionadvocacy.com> on behalf of Barret Rus <barret.i.rus@everyactionadvocacy.com>
Sent: Wednesday, September 10, 2025 8:02 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Barret Rus
1211 S Conkling St Baltimore, MD 21224-5341
barret.i.rus@gmail.com

--

Barret Ruly
[Check me out on LinkedIn](#)

Leva, Anthony F (City Council)

From: Patricia White <mrshophoop@hotmail.com>
Sent: Thursday, September 11, 2025 3:21 PM
To: Testimony
Subject: Support for bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Patricia White
2200 E Lombard St Baltimore, MD 21231-2060
mrshophoop@hotmail.com
Sent from my iPhone

Leva, Anthony F (City Council)

From: Tyler Ruth <babyruth0300@gmail.com>
Sent: Thursday, September 11, 2025 3:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tyler Ruth
242 S Bouldin St Baltimore, MD 21224-2315
babyruth0300@gmail.com

Leva, Anthony F (City Council)

From: kristinekay.dennis@everyactioncustom.com on behalf of Kristine Dennis
<kristinekay.dennis@everyactioncustom.com>
Sent: Thursday, September 11, 2025 2:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Kristine Dennis

3155 Keswick Rd Baltimore, MD 21211-2737 kristinekay.dennis@gmail.com

Leva, Anthony F (City Council)

From: alyssaweaver2012@everyactioncustom.com on behalf of Alyssa McVicker-Weaver
<alyssaweaver2012@everyactioncustom.com>
Sent: Thursday, September 11, 2025 2:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Alyssa McVicker-Weaver
3952 Hickory Ave Baltimore, MD 21211-1834 alyssaweaver2012@gmail.com

Leva, Anthony F (City Council)

From: polimenikm5@everyactioncustom.com on behalf of Kira Polimeni <polimenikm5@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 6:56 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Kira Polimeni
3605 Fleet St Baltimore, MD 21224-4211
polimenikm5@gmail.com

Leva, Anthony F (City Council)

From: joshua.ratner@everyactioncustom.com on behalf of Joshua Ratner
<joshua.ratner@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 6:56 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Joshua Ratner
5011 Boxhill Ln Baltimore, MD 21210-2017 joshua.ratner@gmail.com

Leva, Anthony F (City Council)

From: mjfrancis10@everyactioncustom.com on behalf of Matthew Francis <mjfrancis10@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 6:24 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Matthew Francis
1901 S Charles St Apt 401 Baltimore, MD 21230-4940 mjfrancis10@gmail.com

Leva, Anthony F (City Council)

From: bmegali@everyactioncustom.com on behalf of Brian Megali
<bmegali@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 5:33 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Brian Megali
226 S Ann St Baltimore, MD 21231-2534
bmegali@gmail.com

Leva, Anthony F (City Council)

From: bruce@everyactioncustom.com on behalf of Bruce Willen
<bruce@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 9:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Bruce Willen

2429 Maryland Ave Baltimore, MD 21218-5017 bruce@posttypography.com

Leva, Anthony F (City Council)

From: veenathamil@everyactioncustom.com on behalf of Veena Thamilselvan
<veenathamil@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 9:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Veena Thamilselvan
115 N Linwood Ave Baltimore, MD 21224-1248 veenathamil@gmail.com

Leva, Anthony F (City Council)

From: carroll.jack@everyactioncustom.com on behalf of Jack Carroll
<carroll.jack@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 8:48 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home. As an architect, I've seen firsthand the way the current regulations limit development, and I strongly support these bills.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jack Carroll
321 E 30th St Baltimore, MD 21218-3933
carroll.jack@outlook.com

Leva, Anthony F (City Council)

From: lexigibbons@everyactioncustom.com on behalf of Alexa Gibbons
<lexigibbons@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 8:32 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates affordable housing. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Alexa Gibbons
1470 Woodall St Baltimore, MD 21230-5124 lexigibbons@gmail.com

Leva, Anthony F (City Council)

From: ed.traver@everyactioncustom.com on behalf of Edward Traver
<ed.traver@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 8:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Edward Traver
721 E Fort Ave Baltimore, MD 21230-4724 ed.traver@gmail.com

Leva, Anthony F (City Council)

From: sarahkatejacklin@everyactioncustom.com on behalf of Sarah Jacklin
<sarahkatejacklin@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 6:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Sarah Jacklin
405 W Franklin St Baltimore, MD 21201-1840 sarahkatejacklin@gmail.com

Leva, Anthony F (City Council)

From: blakebarnett43@everyactioncustom.com on behalf of Blake Barnett <blakebarnett43@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 6:06 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr Blake Barnett
1201 Berry St Baltimore, MD 21211-1994
blakebarnett43@gmail.com

Leva, Anthony F (City Council)

From: david.e.wolfe@everyactioncustom.com on behalf of David Wolfe
<david.e.wolfe@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 5:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. David Wolfe
8222 Carrbridge Cir Towson, MD 21204-1810 david.e.wolfe@gmail.com

Leva, Anthony F (City Council)

From: naomi.m.komuro@everyactioncustom.com on behalf of Naomi Komuro
<naomi.m.komuro@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 5:28 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Naomi Komuro
922 Saint Paul St Baltimore, MD 21202-2424 naomi.m.komuro@gmail.com

Leva, Anthony F (City Council)

From: csn4348@everyactioncustom.com on behalf of Shelley Norman <csn4348@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 5:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Shelley Norman
1035 Marla Dr Baltimore, MD 21212-3216 csn4348@gmail.com

Leva, Anthony F (City Council)

From: sasha@everyactioncustom.com on behalf of Alexander Bauer
<sasha@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 5:10 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Alexander Bauer
12 E Mount Vernon Pl # B1B1 Baltimore, MD 21202-2367 sasha@linux.com

Leva, Anthony F (City Council)

From: aliciaelba@everyactioncustom.com on behalf of Alicia Williams
<aliciaelba@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 5:08 PM
To: Testimony
Subject: Oppose the Jones Falls Transfer Station proposal, especially without safety improvements

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Dear City Council Testimony,

I am writing in opposition to the city's proposal to relocate the Sisson Street Transfer Facility to the Potts & Callahan site along Falls Road in the Jones Falls Valley.

For years, the Mayor's Office and the Baltimore City Department of Transportation have made promises for improvements to this corridor that would make it safe for people of all ages and abilities to walk and bike from Maryland Avenue all the way to Union Avenue.

These promises included:

- 1) Widening the Jones Falls Trail to high quality trail standards between Maryland Avenue and the Round Falls switchbacks, as the trail along this section is below minimum trail width standards. Part of this proposal is currently in planning as part of the Jones Falls Gateway project.
- 2) Maintaining the closure to through traffic north of the Potts and Callahan site. This commitment was made by Mayor Scott in his first term to the Greater Remington Improvement Association to expand safe outdoor recreational space during the pandemic. Unfortunately, the commitment was broken and the road reopened. Baltimore City Department of Transportation was subsequently instructed to produce several designs including restoration of that traffic diverter, which were presented to the community with an anticipated installation timeline of 12 months. No improvements were installed.
- 3) Conversion of a small section of Falls Road and Clipper Mill Road to one-way, which would allow installation of a walking and biking sidepath on the most dangerous and narrow section of the corridor.

All three of these unrealized improvements--improvements already promised by the administration--are necessary to make the corridor safe and accessible to people of all ages and abilities walking and biking TODAY. Potential introduction of increased truck and personal vehicle traffic to the corridor with a relocation of the Sisson Street Transfer Facility makes all of these improvements even more urgent and necessary.

It's important to note that these improvements would not restrict vehicle access to any businesses or residences along the corridor. All would still be accessible by car, and via the routes currently most commonly used to access those residences and businesses. The only thing this proposal would do is prevent the most dangerous behavior on the corridor: through speeding by drivers seeking to avoid the JFX.

There is no safe path to relocation of the transfer facility to the Jones Falls Valley without all three of these improvements being installed in advance of or concurrently with relocation. Anyone supporting relocation without committing to these improvements is endorsing a plan that will injure and kill pedestrians and bicyclists.

I do not believe the proposed relocation site is a good one, but I urge you to commit to these improvements regardless of the outcome of the relocation proposal.

Sincerely,

Mrs. Alicia Williams

1618 Hollins St Baltimore, MD 21223-2429 aliciaelba@gmail.com

(202) 285-3374

Leva, Anthony F (City Council)

From: jtimson9@everyactioncustom.com on behalf of Jessalyn Timson <jtimson9@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 4:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Jessalyn Timson
2102 E Pratt St Baltimore, MD 21231-2027 jtimson9@gmail.com

Leva, Anthony F (City Council)

From: SystemicError@everyactioncustom.com on behalf of Tevis Tsai
<SystemicError@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 4:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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As much as a third of Baltimoreans lack access to a car; they (and I) have no use for mandatory parking minima and would love to see more walkability and bicycle parking so that we can all access and enjoy our city.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tevis Tsai
7806 Elmhurst Ave Parkville, MD 21234-5529 SystemicError@gmail.com

Leva, Anthony F (City Council)

From: tcsaintclare@everyactioncustom.com on behalf of Tyler St Clare
<tcsaintclare@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 4:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Tyler St Clare
4211 Harcourt Rd Baltimore, MD 21214-3409 tcsaintclare@gmail.com

Leva, Anthony F (City Council)

From: jeenly.jeenly@everyactioncustom.com on behalf of Jeenly Louis
<jeenly.jeenly@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 4:05 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jeenly Louis
311 E 23rd St Baltimore, MD 21218-5812
jeenly.jeenly@gmail.com

Leva, Anthony F (City Council)

From: elysian109@everyactioncustom.com on behalf of William Zhu <elysian109@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:58 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. William Zhu
1 E Chase St Apt 713 Baltimore, MD 21202-2563 elysian109@gmail.com

Leva, Anthony F (City Council)

From: BVANWELY@everyactioncustom.com on behalf of J. B. Van Wely
<BVANWELY@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr J. B. Van Wely

2210 E Lombard St Baltimore, MD 21231-2021 BVANWELY@MYSELF.COM

Leva, Anthony F (City Council)

From: timhreha@everyactioncustom.com on behalf of Tim Hreha
<timhreha@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tim Hreha
4209 Roland Ave Baltimore, MD 21210-2701 timhreha@gmail.com

Leva, Anthony F (City Council)

From: shaunboylelehmann@everyactioncustom.com on behalf of Shaun Lehmann
<shaunboylelehmann@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Shaun Lehmann
13755 State Route 144 West Friendship, MD 21794-9703 shaunboylelehmann@gmail.com

Leva, Anthony F (City Council)

From: bikemore.he6yc@everyactioncustom.com on behalf of David Corderman
<bikemore.he6yc@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. David Corderman

13 S Curley St Baltimore, MD 21224-2234 bikemore.he6yc@simplelogin.com

Leva, Anthony F (City Council)

From: Ramos, Odette (City Council)
Sent: Monday, September 15, 2025 12:02 AM
To: Coldstream Homestead Montebello; Leva, Anthony F (City Council)
Subject: RE: Opposition to CC 25-0064

Hi Mark

Your email was to Eric Tiso and to me. You did not ask me to submit to the City Council for consideration. I've added the staff to the committee here to add the testimony to the record. Next time please upload to the portal as instructed.

Tony, can you add the testimony below to the record for the above referenced bill.

Thanks

Odette Ramos

Baltimore City Councilwoman
District 14
100 N Holliday Street, Suite 553
Odette.ramos@baltimorecity.gov
410-396-4814
www.odetteramos.com

From: Coldstream Homestead Montebello <chmc.corp@gmail.com>
Sent: Friday, September 12, 2025 5:26 PM
To: Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>
Subject: Fwd: Opposition to CC 25-0064

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
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Hi Councilperson,

I sent the below CHM opposition email to your attention in August for it to be included in the record.

Ms. Floyd, informed me it has not be formally included.

Would you please have it included.

Thanks,
Mark

----- Forwarded message -----

From: **Joan Floyd** <joanlfloyd@hotmail.com>

Date: Fri, Sep 12, 2025, 4:28 PM

Subject: Re: Opposition to CC 25-0064

To: Coldstream Homestead Montebello <chmc.corp@gmail.com>

Mark:

I did see that, but if a separate letter isn't sent in to the City Council committee, your opposition isn't in the record and doesn't go into the bill file.

There is still time to write to the committee on behalf of CHM and to have as many individual property owners as possible send theirs as well.

You can e-mail them to the address for testimony that is listed on the City Council website. Best to do so by Monday if at all possible.

- Joan

From: Coldstream Homestead Montebello <chmc.corp@gmail.com>

Sent: Friday, September 12, 2025 4:22 PM

To: Joan Floyd <joanlfloyd@hotmail.com>

Subject: Fwd: Opposition to CC 25-0064

Hi Ms. Floyd,

Please see below my opposition email I sent in August.

Thanks,
Mark

----- Forwarded message -----

From: **Coldstream Homestead Montebello** <chmc.corp@gmail.com>

Date: Wed, Aug 6, 2025, 9:37 PM

Subject: Opposition to CC 25-0064

To: Tiso, Eric <eric.tiso@baltimorecity.gov>, Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>

Dear Planning Commission,

Council Bill 25-0064, which proposes sweeping changes to residential bulk and yard requirements, may be well-intentioned—but in practice, it threatens to recreate the harmful patterns of exploitation that once devastated Baltimore's Black and working-class communities through blockbusting and predatory real estate practices.

By weakening zoning protections in already vulnerable neighborhoods with lower property acquisition costs, the bill opens the door to unchecked investor speculation. It incentivizes real estate

conglomerates to buy up properties for conversion into multi-unit rentals—undermining single-family homeownership and erasing opportunities for minority legacy homeowners to build generational wealth.

While wealthier communities may see minimal impact, underserved neighborhoods will once again absorb the burden: increased displacement, overcrowding, strained infrastructure, loss of green space, and diminished quality of life. This bill does not fix housing inequity—it risks deepening it.

Baltimore needs thoughtful, community-led development—not policies that give powerful investors free rein at the expense of those who have sustained our neighborhoods through decades of disinvestment.

Reject Bill 25-0064. Let's protect legacy homeowners, preserve community character, and ensure equitable growth for all.

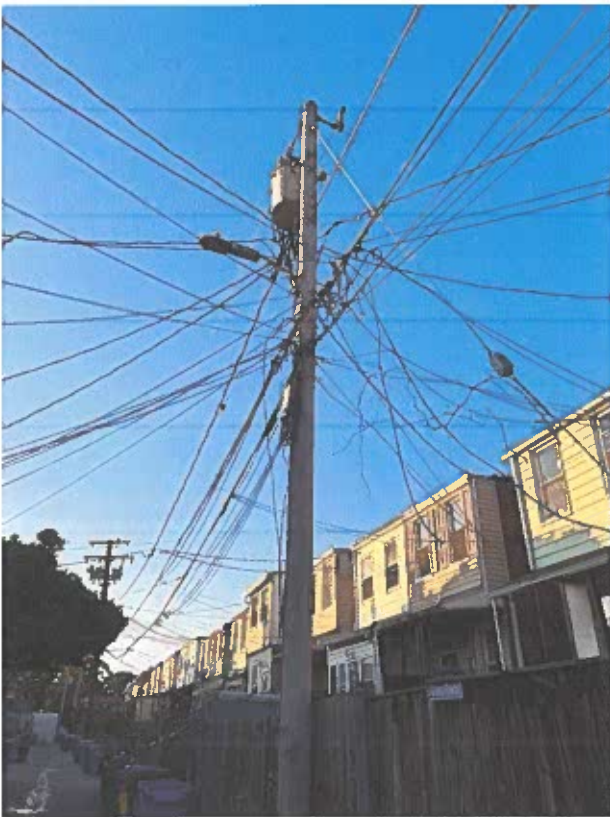
Mark Washington, Executive Director CHMCC

BILL 25-0064



R-8 Single-Family Attached Rowhouses
Lots less than 80' deep

Bill 25-0064 allows full build-out to Alley
Elimination of Rear Yard
Up to 45' of height
2 Apartments



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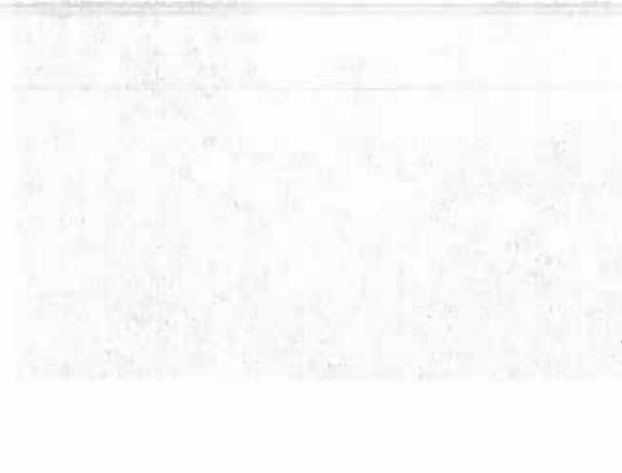


R-8 Single-Family Attached Rowhouses
Lots 80' deep

Bill 25-0064 allows reduction of Rear
Yard to 12'
Up to 45' of height
2 Apartments

*Joan Flayed
Sept 11, 2025*

$$x^2 + y^2 = 1$$



Let $x = \cos \theta$ and $y = \sin \theta$. Then

$$x^2 + y^2 = \cos^2 \theta + \sin^2 \theta = 1$$

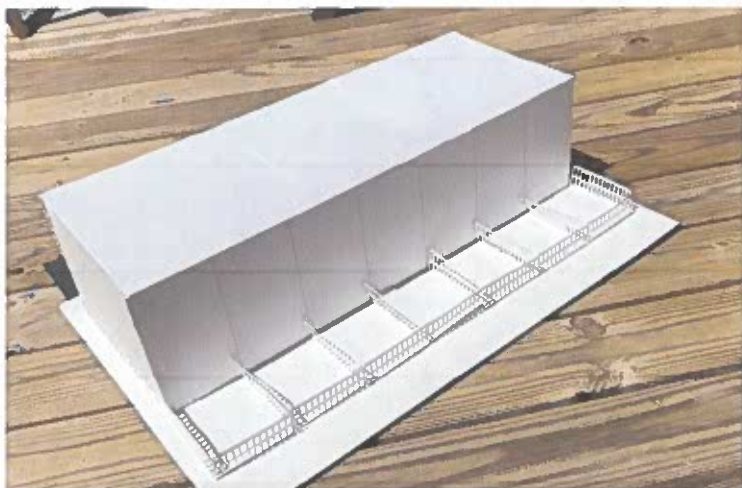
$$x = \cos \theta, y = \sin \theta$$

Let $x = \cos \theta$ and $y = \sin \theta$. Then

$$x^2 + y^2 = \cos^2 \theta + \sin^2 \theta = 1$$

$$x = \cos \theta, y = \sin \theta$$

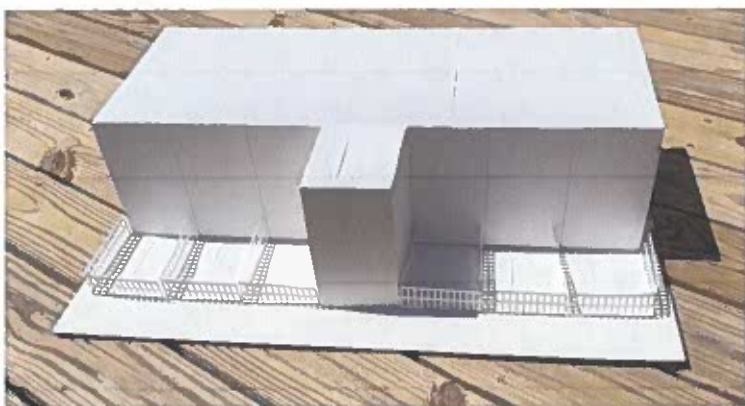
Bill 25-0064



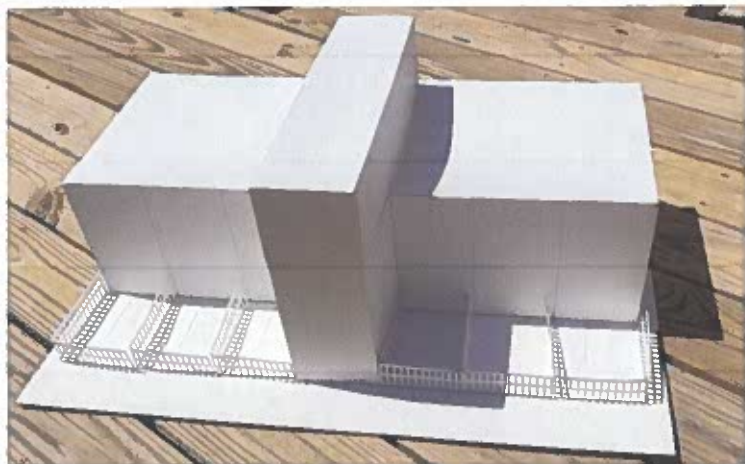
R-8 Rowhouses under current Code

30' building height

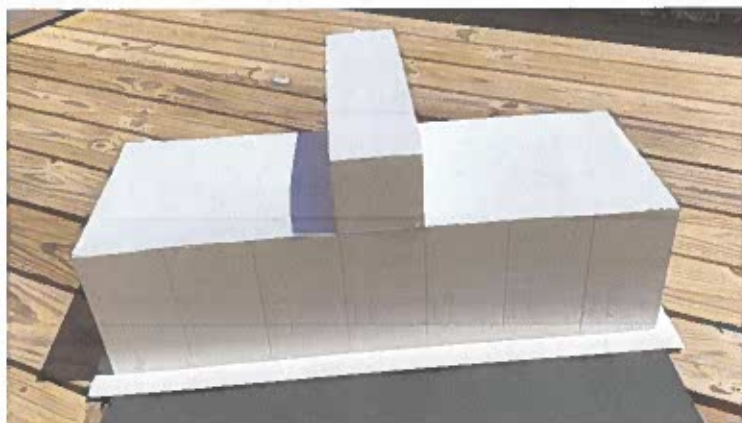
20' rear yard



Impact of rear yard elimination



Impact with 45' height allowance



Front view with 45' height allowance

*Juan Floyd
Sept 11, 2025*

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

4. The fourth part of the document is a list of the names of the members of the committee.

5. The fifth part of the document is a list of the names of the members of the committee.

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For the City Council Land Use and Transportation Committee:

Opposition to Bill 25-0064 - Joan Floyd, September 11, 2025

Introduction

Bill 25-0064 is badly drafted, error-filled, difficult to understand, poorly publicized, and misrepresented as something City homeowners are clamoring for, when in fact its purpose is to disrupt whatever predictability and security there is to life on Rowhouse blocks — to upset the equilibrium. We love our Rowhouse blocks, but City Hall does not share that love. City Hall points to our little back yards and says, “that’s underutilized land, that’s buildable.” It points to the space inside our homes and says either “it’s too big for modern living,” or “it’s too small for modern living.” Instead of just leaving well enough alone. This bill opens up developed, built-out Rowhouse blocks for a new future of houses being cut up into apartments, more units being added to existing multi-family buildings, small buildings being made into large ones, back yards disappearing or blocked from the sun. Wherever the changes allowed by this bill are made, the block will become unrecognizable.

We have so much land for new construction in this City. But there is a particular segment of the development game that looks for existing buildings to do these things to. This bill caters to the whims of that segment of that business and puts its desires over our needs. That is the message this bill sends, and it is the wrong one.

It takes no vision, no imagination to cannibalize existing Rowhouse blocks. It’s an old idea that seems to come back around if you live here long enough. What could happen with real vision, real imagination, real planning, is that we zone to preserve existing blocks at the same time as zoning to build new on empty land. The State of Maryland specifically authorizes the City to zone for preservation. It’s right there is the State code, in Land Use Article 10-204. City Hall should take advantage of that power and not treat **people’s homes** on developed Rowhouse blocks as if they are just a set of dimensions on a piece of paper.

The Bill’s Text

The Bill is poorly drafted with several errors, making it difficult to distinguish what is proposed from current law. Significant amendments are buried in footnotes. Current regulations are not always represented correctly. Capitals are

not used consistently to indicate new material, and new numbers are not clearly identified as such. *(For specific errors see the attached "Rebuttal of Planning Commission Memo.")*

Notice

Not only has it been a challenge to develop an understanding of the Bill, but property owners in the R-5 through R-8 zones have not received individual notice that their blocks are facing changes akin to a rezoning which they did not request. The public notice required by the State for the City Council hearing was sent out with the wrong bill number in the text. *(See the attached E-mail correspondence, "Publication of Notice of City Council Hearings.")*

What the Bill Does

The unstated Purpose of the changes to Table 9-401 in Bill 25-0064 is to increase the size, density, and number of multi-family buildings on traditional Rowhouse blocks, with the most dramatic changes intended for blocks that are zoned R-8. It isn't stated in a Purpose clause, it's buried in the footnotes.

For an explanation of the changes to Table 9-401, please see the attached **"What Bill 25-0064 Means For Existing Rowhouse Blocks."**

For a visual representation of how the bill will operate on R-8 blocks, please see the attached photographic examples. Each photograph depicts a block with existing rear yards, some pervious and some paved. Each Rowhouse will immediately have sufficient lot area for 2 apartment units under Bill 25-0064. The attached images from a scale model show the result of eliminating the rear yard and utilizing the new height allowance.

Not a Rational Scheme

With respect to density, the bill greatly disrupts the existing rational scheme. Currently, in the R-5 through R-8 zones, the same the amount of lot area is required for each Rowhouse and apartment unit except for units in age-restricted multi-family housing, where there is a significant density bonus. Bill 25-0064 lowers the lot area requirement for apartment units so dramatically that there is no longer an age-restricted density bonus; in fact, the age-restricted

category loses its relevance. Another irrational impact is that R-8 density becomes greater than that of the current R-9 zone.

With respect to rear setbacks, Bill 25-0064 makes R-8 the first zone that does not require a rear yard for all properties. Even the R-9 and R-10 require a 10-foot rear setback. This is clearly not a rational scheme.

Misrepresentation

The Administration's representative on the Planning Commission suggested that the purpose of Bill 25-0064 is to correct the problem of property owners being denied BMZA variances to make improvements. A review of BMZA records since 2023 shows that many (if not most) of the denied improvements would not be affected by this bill. For the most part, the denied improvements that would become allowable 'by right' under this bill are increases in the number of apartments in Multi-Family buildings in the R-6, R-7, and R-8 zones.

City Agency Review

The Planning Staff Report is incomplete, shoddy, and generally unhelpful for anyone trying to understand the full range of proposed changes to bulk and yard regulations. Particularly significant changes, like a 10-foot height increase to 45' in the R-8 zone and the elimination of the rear yard requirement for many properties on R-8 blocks, are not even acknowledged in the Planning Staff Report. *(See the attached "Rebuttal of Planning Commission Memo.")*

The first Planning Commission report dated September 5, 2025 actually suppressed the information that one Commissioner had voted unfavorably on the bill with strong statements explaining his rationale and pointing out conflicts with City policies and plans. *(See the attached e-mail correspondence, "Erroneous Planning Commission Report.")*

Generalized statements in the DHCD report, without reference to the specific changes proposed by Bill 25-0064, suggest that DHCD has not considered (and may be unaware of) the changes themselves and their practical impacts. Curiously, DHCD does not even mention the significant density increases in Rowhouse zones and the increases in the number of Multi-Family buildings and units that will result. DHCD does not comment on the fact that allowing expansion of attached Multi-Family structures to shared property lines will cause DHCD to process plans that replace 6-foot fences with the walls of new

additions. (See the attached "Some Questions Relating to the Impacts of Bill 25-0064.")

The Department of Finance reports glowingly about property tax increases from physical additions to properties, and suggests the only downside will be fewer BMZA fees. There is no consideration of costs associated with the City having to process applications for the kinds of additions that are currently rare, such as additions on Rowhouse blocks that require Firewalls along shared property lines and points of egress that abut alleys with utility poles. There will be increases in Fire Department inspections. And there will undoubtedly be permit appeals and property assessment appeals from neighboring homeowners shocked and dismayed by having their properties suddenly closed off and closed in.

Many Issues Not Addressed

Will DOT acknowledge the impact of increasing the density of an R-8 block — so that every house can become two units — on street parking where there is currently little to no additional space available on the street?

Will DPW comment on the impact on refuse collection if R-8 becomes the first Residential zone to allow structures to be built all the way to the alley?

Among the practical issues presented by Bill 25-0064 is the presence of utility poles in the alleys behind Rowhouse blocks, with utility lines from those poles crossing over the back yards of properties. What is the impact if developers in the R-8 zone are allowed to build additions "by-right" out to the alley and up to 45' in height?

(See the attached "Some Questions Relating to the Impacts of Bill 25-0064.")

Conclusion

Bill 25-0064 represents an ill-conceived, poorly executed effort to increase the size, density, and number of multi-family buildings on traditional Rowhouse blocks, without the understanding and awareness of the stakeholders on those blocks. To adopt this massive change in zoning regulations, and to do so under these conditions, is extremely bad policy.

WHAT BILL 25-0064 MEANS FOR EXISTING ROWHOUSE BLOCKS

For Row House blocks in the R-5, R-6, R-7 and R-8 zones, Bill 25-0064 facilitates more apartment units and physically larger multi-family buildings. This is achieved through significant changes to the "Bulk and Yard Regulations" Table 9-401.

1. The bill increases apartment density by decreasing the amount of square footage of lot area required per unit. These changes are so significant that they bump each zone up to the higher density of the next zone. So R-5 would have the apartment density of the current R-6 zone; the R-6 would have the apartment density of the current R-7 zone; the R-7 would have the apartment density of the current R-8 zone; and the R-8 would have even greater density than the current R-9 zone. In my view, proposing these changes requires individual advance notice to all property owners because it has the power of a rezoning of one's property and one's residential block. Unfortunately, I see no effort being made by City government to raise awareness of this impact going into this week's City Council hearing.
2. One way the bill facilitates physically larger apartment buildings on these blocks is by reducing or eliminating some of the current setback requirements. Specifically side and rear.
 1. Side: Right now, if there is an attached multi-family building on the block, that building is effectively non-conforming because there is a side yard requirement that isn't met. Constructing a rear addition to that attached apartment building along the shared property line isn't permitted. The required setback from the shared property line for that multi-family structure in the R-5 through R-8 zones is 10 or 15 feet. So that prevents additions being made to those buildings. If that side setback requirement goes away, then the owner of the multi-family building can build an addition with a firewall right up to the shared property line. Does Bill 25-0064 eliminate the side setback requirement? Yes. It specifically provides that if a multi-family building is attached, there is no longer any side setback requirement. And so nothing prevents the existing 6-foot fence between properties to be replaced by that firewall.
 2. Rear: How far back that firewall can extend will depend on the rear setback or yard requirement. The bill does not change the current requirement for the R-5 through R-7 zones. For an attached multi-family building in those zones, the new addition still has to stop 25 feet from the rear property line. But let's talk about the R-8 zone. Right now, in the R-8 zone, a multi-family building is required to have that 25-foot rear setback

or yard. And a Row House is required to have 20 feet. But this bill says, those numbers go away, and we're no longer going to distinguish between Row Houses and Apartment Buildings. We're only going to look at the depth of the lot and whether there is a rear alley. If the lot is less than 80 feet from front to back and there is an alley, we're removing the rear setback requirement altogether and allowing full lot coverage. You can build that new firewall and that new addition all the way to the alley. But if there is no alley, or if the lot is 80 feet or more from front to rear, then you have to leave 12 feet open at the back. So that new addition would have to stop at that 12-foot mark, which is much less than the current requirement. These are very significant changes for the R-8 zone. We have a lot of blocks with modest-sized houses on small lots with little back yards. This bill will make some of those back yards disappear.

3. And the little 6-foot backyard fence can be replaced by a new firewall along the shared property line. How high can that firewall be, the height of that new addition? Here again, we are only going to talk about the R-8 zone because this bill does not change the height limit for any other zone. Under Bill 25-0064, 45 feet is the new height allowed for both Row Houses and Multi-Family buildings if the right-of-way in front of the block is at least 30 feet wide. So the new firewall that replaces the current 6-foot backyard fence can be 45 feet tall.

To summarize: In the R-5, R-6 and R-7 zones, more apartment units with new additions to multi-family buildings along the property line, but they still have the same rear yard and height regulations.

In the R-8 zone, more apartment units with new additions to multi-family buildings along the property line, up to 45 feet above ground level, either all the way to the alley or to the 12-foot mark.

Joan Floyd
Sept 11, 2025

SOME QUESTIONS RELATING TO THE IMPACTS OF BILL 25-0064:

This bill makes R-8 the first Residential zone to allow properties on Rowhouse blocks to be built out to the rear alley. This has several implications.

- Many alleys have utility poles right up against the property line. Would DHCD issue permits to build additions with rear walls right up against utility poles? If not, how would DHCD make sure it does not issue such permits?
- Rear alleys are of varying widths, and the bill does not specify the width of the alleys. Would DHCD issue permits to build rear walls along 3-foot alleys?
- When a mid-block building extends all the way to a rear alley that is used for trash collection, trash and recycling bins (multiple bins for Multi-Family buildings) remain in the alley instead of being brought back inside a yard. This is a Sanitation Code violation and a nuisance for neighbors. How would the city prevent this problem? Would DHCD require plans for bin storage inside the building before issuing the permit? If the practical solution is to collect those residents' trash from the front, would that force the buildings with rear yards to put theirs out in the front as well, or would it force DPW to make two collections, front and rear, on those blocks?

By eliminating the side yard requirement for attached Multi-Family structures, this bill allows very different activity along the shared property line than is currently possible.

- City codes currently limit fences and walls in required rear and side yards to 6 feet of height. There is a process for obtaining a permit to build a fence or wall up to the shared property line, and an appeal process for a neighbor who objects. Multi-Family properties that no longer must have side yards and rear yards are no longer subject to the height limit, so the 6' fences or walls may be replaced by ones that are much higher. Is the city prepared for the additional permit appeals that will result?
- The plan for an addition to a Multi-Family building will likely replace the 6-foot fence with a Firewall up to the shared property line. The new Firewall will be the height of the structure, either up to 35 feet or, in the R-8 zone, 45 feet. What is the city's process for notifying the neighbor and for the neighbor to appeal the permit? Is the city prepared for the additional permit appeals that will result?

— Joan Floyd, September 10, 2025
2828 N. Howard Street

REBUTTAL OF PLANNING COMMISSION MEMO:

The Commission's vote on August 28, 2025 with 6 members present was 5-1, not 6-0 as reported in the Planning Commission memo dated September 5, 2025.

REBUTTAL OF PLANNING STAFF REPORT ADOPTED BY THE PLANNING COMMISSION:

The report dated August 7, 2025 is either unintentionally shoddy or was prepared to obscure the actual impacts of the bill. It is not possible to derive an understanding of the bill from this report. Some of its problems:

- Incorrectly suggests that the required Lot Area for Multi-Family is “reduced” in R-5 through R-10. It is “reduced” only in the R-5 through R-8.
- Neglects to acknowledge that the reduction in Lot Area for Multi-Family is:
 - R-5: 40%
 - R-6: 33%
 - R-7: 32%
 - R-8: 33%
- Neglects to acknowledge that the Interior-side yard requirement is **eliminated** for all attached Multi-Family buildings. This allows existing Multi-Family structures on Rowhouse blocks to be expanded horizontally, and allows Rowhouses that are converted to Multi-Family structures to be expanded horizontally.
- Neglects to acknowledge that in the R-8 zone, the mid-block height for all attached buildings along 30' rights-of-way is **increased to 45'**.
- Misrepresents the Rear Yard reduction in the R-8. For Rowhouses, the reduction is from 20' to **12' or 0'** for a reduction of **40% or 100%**. For Multi-Family, the reduction is from 25' to **12' or 0'** for a reduction of **52% or 100%**.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Rowhouse as “60% or 80%” and does not correctly express the amendment as “[60% or] 80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Multi-Family as “80%” and does not correctly express the amendment as “80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Bldg Height for Dwelling: Multi-Family as “45 or 60 feet 3”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Rowhouse as “20 feet” and does not correctly express the amendment as “[20 feet] 12 FEET OR NONE 9”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Multi-Family as “25 feet” and does not correctly express the amendment as “[25 feet] 12 FEET OR NONE 9”.

EQUITY ANALYSIS:

The very premise of this “Equity Analysis” is incorrect; the “trade-off” is not between buildable area and green area, although green space will indeed be lost. The issue is between the increase in buildable area and the loss of existing open area (both horizontal and vertical). Another basic issue is the addition of more dwelling units to blocks that currently function satisfactorily for residents under the existing density.

The analysis with its “relevant points” fails to consider the bill’s greatest impacts and practical implications. The bill opens up more of the city to speculators who buy Rowhouses to turn them into apartments. That is not a group in need of equity consideration.

And “gain in buildable area” is not an indicator of equity in the city’s built-out Rowhouse neighborhoods, where resident homeowners cherish their modest single-family daylight houses with little (and sometimes good-sized) back yards.

Increases in the size, density, and number of Multi-Family buildings on these Rowhouse blocks will **decrease** the number of existing and potential owner-occupied single-family homes.

The bill also facilitates significant enlargement of small single-family homes in the R-8 zone, which will **reduce** the number of smaller, more affordable homes for resident homeownership.

The Staff Report’s pitch for “larger structures to meet modern expectations for household space” seems out of place at this time of tiny houses, down-sizing, and a growing demand for smaller, more efficient living space. The bill perversely favors an increase in the number of small apartments while encouraging a reduction in the number of small houses.

And while rising costs of energy for home heating can be mitigated by solar collection and passive solar benefits, encouraging horizontal and vertical additions which reduce the direct sunlight that reaches neighboring Rowhouses does nothing for equity.

— Joan Floyd, September 10, 2025
2828 N. Howard Street



Outlook

Re: Bill 25-0064 - Erroneous Planning Commission Report**From** Joan Floyd <joanlfloyd@hotmail.com>**Date** Wed 9/10/2025 2:23 PM**To** rdorsey <ryan.dorsey@baltimorecity.gov>; Schnella, Ty'lor (Mayor's Office) <Tylor.Schnella@baltimorecity.gov>**Cc** Middleton, Sharon (City Council) <sharon.middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@baltimorecity.gov>; Gray, Paris (City Council) <paris.gray@baltimorecity.gov>; Bullock, John (City Council) <john.bullock@baltimorecity.gov>; Porter, Phylcia R.L. (City Council) <phylcia.porter@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>

Chairman:

The record of the bill should be accurate. The report was not issued on September 5, 2025. It was issued on September 10, 2025.

Moreover, the DHCD report did not reference Commissioner McCoach's vehement objection to the bill. What you (and DHCD) refer to is merely some rather equivocal verbiage in the Planning Staff Report, which was favorably adopted by all but Commissioner McCoach. His dissent was clear and unambiguous.

It seems there is some reluctance to simply acknowledge that there was one vote against. I'm left to wonder why it is so important to leave out that fact.

- Joan Floyd

From: rdorsey <Ryan.Dorsey@baltimorecity.gov>**Sent:** Wednesday, September 10, 2025 1:58 PM**To:** Joan Floyd <joanlfloyd@hotmail.com>; Schnella, Ty'lor (Mayor's Office) <Tylor.Schnella@baltimorecity.gov>**Cc:** Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Porter, Phylcia R.L. (City Council) <Phylcia.Porter@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>**Subject:** RE: Bill 25-0064 - Erroneous Planning Commission Report

Joan,

The report was amended to acknowledge that 6 members were present and 5 voted in favor. As far as I am concerned, this satisfies the charter requirement that a report note the number voting for *OR* against, and is a common manner of reporting on the commission's actions. (Emphasis added.)

The DHCD report refers to the Planning Commission report, but makes no mention of the number voting for or against, but explicitly notes the dissenting concern that was voiced, so I am not concerned that it may have been missed.

Further, the above is all but entirely moot in large part, as the bill was introduced so long ago that the Committee is well within its authority to hold a hearing even in the total absence of reports of any kind.

While I appreciate the concern, I am respectfully moving on.

Ryan Dorsey
Baltimore City Council
District 3
o [410-396-4812](tel:410-396-4812)
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Wednesday, September 10, 2025 1:35 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>; Schnella, Ty'lor (Mayor's Office) <Tylor.Schnella@baltimorecity.gov>
Cc: Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@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>; Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>
Subject: Re: Bill 25-0064 - Erroneous Planning Commission Report

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Chairman Dorsey:

This new document is unacceptable. It bears the date September 5, 2025 when in fact it was produced and issued just today, September 10. The incorrect date wrongly suggests that it had been available for the other agencies such as DHCD when they prepared their reports, when it was not.

Moreover, I believe the new report fails to comply with the City Charter. I believe Article VII, Subsection 72(k) requires the Planning Commission report to acknowledge that there was one vote against the bill. This correct information is key for the public and for the other agencies.

Please have the Planning Commission submit a report with today's date that states the Commissioners' votes without ambiguity.

- Joan Floyd

From: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>

Sent: Wednesday, September 10, 2025 12:53 PM

To: rdorsey <Ryan.Dorsey@baltimorecity.gov>; Schnella, Ty'lor (Mayor's Office) <Tylor.Schnella@baltimorecity.gov>

Cc: Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Joan Floyd <joanlfloyd@hotmail.com>; Porter, Phylisia R.L. (City Council) <Phylisia.Porter@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>

Subject: RE: Bill 25-0064 - Erroneous Planning Commission Report

Hello,

Corrected copy is attached.

-Eric

Eric W. Tiso, AICP

Director of Development Oversight & Project Support

Division Chief, Land Use & Urban Design Division

City of Baltimore | Department of Planning

417 E. Fayette St., 8th Floor | Baltimore, MD 21202

Phone: [410.396.8358](tel:410.396.8358) | Cell: [410.365.1315](tel:410.365.1315)

In-Person Meeting Request Policy: The Department of Planning is working on a hybrid schedule and may be working in a variety of locations. Telephone calls will be returned within 24 hours or next business day, e-mails will be returned within 48 hours or two business days, and please specify in advance requests for in-person meetings.

Our Mission: To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.

Our Equity Statement: An equitable Baltimore addresses the needs and aspirations of its diverse population and meaningfully engages residents through inclusive and collaborative processes to expand access to power and resources.

Learn More About the Baltimore Comprehensive Plan Update: www.planourbaltimore.com



From: rdorsey <Ryan.Dorsey@baltimorecity.gov>

Sent: Wednesday, September 10, 2025 11:54 AM

To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Schnella, Ty'lor (Mayor's Office) <Tylor.Schnella@baltimorecity.gov>
Cc: Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Joan Floyd <joanfloyd@hotmail.com>; Porter, Phylicia R.L. (City Council) <Phylicia.Porter@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>
Subject: RE: Bill 25-0064 - Erroneous Planning Commission Report

Eric,

Please see the message below. Can you please be sure that a corrected report, if necessary, is submitted to the committee?

Ryan Dorsey
Baltimore City Council
District 3
o [410-396-4812](tel:410-396-4812)
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Joan Floyd <joanfloyd@hotmail.com>
Sent: Tuesday, September 9, 2025 3:37 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Cc: Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Parker, Mark (City Council) <mark.parker@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>
Subject: Bill 25-0064 - Erroneous Planning Commission Report

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Chairman Dorsey:

The September 5 Planning Commission report on Bill 25-0064, which has finally been posted online, is erroneous. The vote on August 28 was not unanimous in favor; in fact, Commissioner McCoach not only voted against the bill, but made statements indicating that the bill violates numerous City policies adopted and pursued in recent years.

The video recording of the Commissioners' full deliberation and vote, including the dissenting Commissioner's observations, may be viewed here:

<https://youtu.be/394caX0D754>

The erroneous Planning Commission report has already been shared with, and has influenced, at least one other agency's report on this bill. Now that the misinformation is on the public

9/10/25, 6:03 PM

Mail - Joan Floyd - Outlook

website, it is available to influence and mislead those trying to prepare for Thursday's scheduled hearing. Had this item been posted and the error discovered several days ago, it might have been possible to turn this situation around. I do not believe, given the electronic submission deadline of 10:00 am tomorrow, that it would be fair to go forward with the hearing as scheduled.

- Joan Floyd



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0064 / ZONING – BULK AND YARD REQUIREMENTS – AMENDMENTS		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: September 5, 2025

At its regular meeting of August 28, 2025, the Planning Commission considered City Council Bill #25-0064, for the purpose of amending certain bulk and yard requirements in residential zoning districts.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0064, along with two technical amendments offered verbally during the meeting, and adopted the following resolution, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0064 be **amended and approved** by the City Council, with the two amendments as follows:

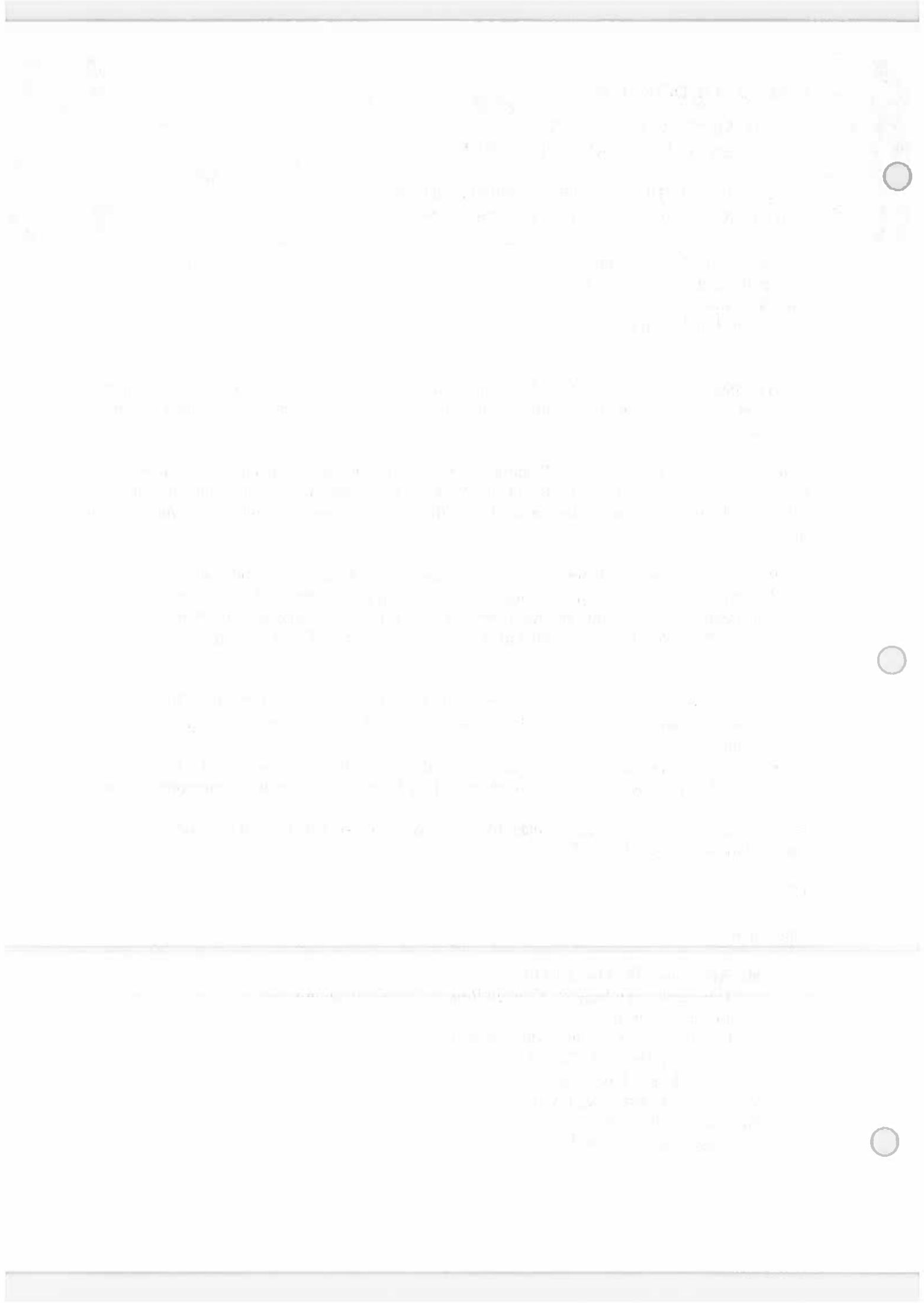
- On page 2, in line 25, in the column for the R-1D District that reads “[20] 10 20 feet” should strike the extraneous “20” to read “[20] 10 ~~20~~ feet” to correct a typographical error; and
- On page 2, in line 17-18, in the column for the R-2 District that reads “[10] 5 feet 10” should strike the extraneous “10” to read “[10] 5 feet ~~10~~” to correct a typographical error.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor’s Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services





Re: Publication of Notice of City Council Hearings

From Joan Floyd <joanlfloyd@hotmail.com>

Date Thu 9/4/2025 9:38 AM

To rdorsey <ryan.dorsey@baltimorecity.gov>; Levine, Adam (LAW) <adam.levine@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>

Councilman Dorsey:

You may consider the incorrect Bill number in the newspaper ad for Bill 25-0064 (and 25-0065) to be a "mere typo," but these things actually do matter. If we were to reproduce that ad on a flyer to circulate in residential neighborhoods, one or more citizens would inevitably use the wrong Bill number when writing in to the City Council. And that error would likely cause their statement of concern to be lost.

When I checked this morning, agency reports were not posted on the website for Bill 25-0064 — not even from Planning, which completed its process one week ago. When the Planning Staff Report does come through, it will be misleading, as two of the Bill's most significant amendments to the R-8 zone — building height increase and rear setback elimination — are not even acknowledged.

The burden of informing people about this Bill and its impacts has fallen on us, unfairly; the civil servants we pay are failing to do the job. We have our own jobs and family responsibilities and should not be put in this situation. Every indication is that this Bill is being rushed through to the detriment of those who will be negatively impacted.

This situation calls to mind last year's rush to enact a faulty Master Plan Land Use Map with insufficient public awareness. Planning, City Council, and the Administration were all eager to move ahead, and the future use of land along Falls Road was designated as "Industrial." But it has become abundantly clear that this plan was out of touch with popular opinion, and that there are very different ideas for the future of that land.

Let's not repeat that with Bill 25-0064. This Bill proposes major, unexpected, and even shocking changes to our traditional Rowhouse blocks. The time for awareness is now, not later. Let's not have homeowners suddenly learning a year from now that the City is allowing the 6-foot backyard fence next door to be replaced by a 45' firewall.

- Joan Floyd

ps: I prefer "Ms. Floyd." I don't think we know each other well enough to be on a first-name basis.

From: rdorsey <Ryan.Dorsey@baltimorecity.gov>

Sent: Wednesday, September 3, 2025 8:49 PM

To: Joan Floyd <joanlfloyd@hotmail.com>; Levine, Adam (LAW) <Adam.Levine@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>

Subject: Re: Publication of Notice of City Council Hearings

Joan,

I have reviewed the notice and do not believe it is "defective" due to a mere typo. I believe it fills its intended purpose and the hearings will proceed as scheduled.

Ryan Dorsey
Baltimore City Council
District 3
o 410-396-4812
c 410-925-4156

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Wednesday, September 3, 2025 2:35:46 PM
To: Levine, Adam (LAW) <Adam.Levine@baltimorecity.gov>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>
Subject: Re: Publication of Notice of City Council Hearings

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All:

I have just located defective Notices on the Daily Record website for Sept 11 hearings.

Please check the notice and you will certainly agree that the notice is not correct.

I would very much appreciate a response today that the hearings will NOT go forward on Thursday, Sept 11.

- Joan Floyd

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Wednesday, September 3, 2025 1:18 PM
To: Levine, Adam (Law Dept) <adam.levine@baltimorecity.gov>; Dorsey, Ryan (City Council) <ryan.dorsey@baltimorecity.gov>; Ramos, Odette (City Council) <odette.ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>
Subject: Publication of Notice of City Council Hearings

Mr. Levine and City Council Members:

I just spoke with the City Council President's office to ask what Publication is used to publish notice of City Council hearings.

Mr. Davis of City Council staff stated that **he had never heard that question before and they do not publish notice in a Publication.**

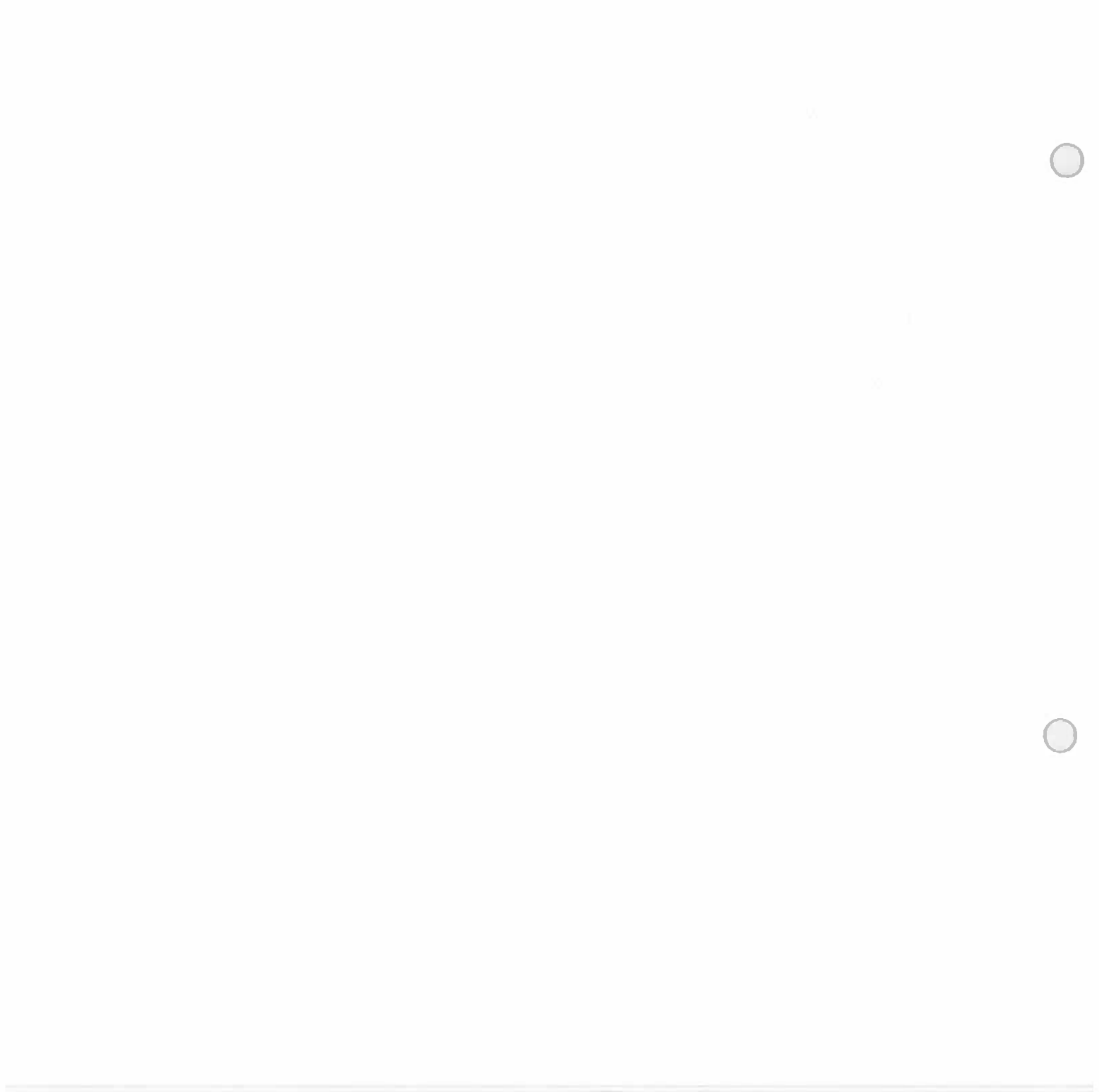
This is of concern to me, since the State Land Use Article requires notice to be published 15 days prior to a City Council hearing on a Zoning Code amendment.

I called the office because I wanted to see the published notices of hearings that are apparently scheduled for Thursday, September 11 on Bills 25-0064 and 25-0065. It surprised me that the hearings would be so soon, since the Planning Commission hearings were conducted just last Thursday.

Before I prepare for a September 11 hearing, I would like to have assurance that proper public notice has been published. At the moment, that is simply not possible.

Any assistance will be appreciated.

- Joan Floyd



Leva, Anthony F (City Council)

From: natschall@everyactioncustom.com on behalf of Natalie Schall
<natschall@everyactioncustom.com>
Sent: Thursday, September 11, 2025 2:10 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Natalie Schall
1613 Bolton St Baltimore, MD 21217-5340 natschall@gmail.com

Leva, Anthony F (City Council)

From: isabelagarces97@everyactioncustom.com on behalf of Isabela Garces Molina
<isabelagarces97@everyactioncustom.com>
Sent: Thursday, September 11, 2025 1:05 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Isabela Garces Molina

3405 Greenway Unit 105 Baltimore, MD 21218-2640 isabelagarces97@gmail.com

Leva, Anthony F (City Council)

From: nicholas.mayr88@everyactioncustom.com on behalf of Nicholas Mayr <nicholas.mayr88@everyactioncustom.com>
Sent: Thursday, September 11, 2025 12:45 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Nicholas Mayr

224 Warren Ave Baltimore, MD 21230-3927 nicholas.mayr88@gmail.com

Leva, Anthony F (City Council)

From: Sauer, Kimberly (City Council)
Sent: Thursday, September 11, 2025 11:31 AM
To: Leva, Anthony F (City Council)
Cc: Dorsey, Ryan (City Council); Gray, Paris (City Council)
Subject: Fw: Bikemore and CMTA letter on 3 Housing Ordinances
Attachments: Bikemore and CMTA on 3 Housing Ordinances.pdf

FYI- not sure if they submitted this but wanted to forward it along for the bill file.

Best,

Kim Sauer (she/her)
Chief of Staff/Director of Policy & Strategic Planning
Office of Councilman Paris Gray, 8th District
410-396-4818 (o) 443-934-3236 (c)

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From: Brian O'Malley <bomalley@cmtalliance.org>
Sent: Wednesday, September 10, 2025 7:21 PM
To: Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>
Cc: Jed Weeks <jed@bikemore.net>
Subject: Bikemore and CMTA letter on 3 Housing Ordinances

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Hello CM Gray,

Please see the attached letter jointly from Bikemore and the Central Maryland Transportation Alliance regarding three ordinances being heard by the Land Use and Transportation Committee.

Brian

Brian O'Malley

President & CEO
Central Maryland Transportation Alliance
(410)419-5374
www.cmtalliance.org
@cmtalliance

Leva, Anthony F (City Council)

From: TTFitzcom@everyactioncustom.com on behalf of Terry Fitzgerald
<TTFitzcom@everyactioncustom.com>
Sent: Thursday, September 11, 2025 11:30 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Councilman Schleifer,

I write to ask you to support bills #25-0062, #25-0064, and #25-0065. This is not just a message generated by a computer. We have lived in Mt Washington since 1984. My wife was born here in 1950 and lived in Mt Washington until 1970. We are concerned about the vitality of Baltimore AND we are concerned about pollution and the climate chaos. Addressing these requires new approaches to housing, including development that is oriented more to transit than to two automobiles per family. About these bills:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr Terry Fitzgerald
1817 Sulgrave Ave Baltimore, MD 21209-4515 TTFitzcom@yahoo.com

Leva, Anthony F (City Council)

From: torimcreynoldsmw@everyactioncustom.com on behalf of Tori McReynolds
<torimcreynoldsmw@everyactioncustom.com>
Sent: Thursday, September 11, 2025 11:21 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

#25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms and allow for better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Tori McReynolds
4541 Marble Hall Rd Baltimore, MD 21239-3936 torimcreynoldsmw@gmail.com

Leva, Anthony F (City Council)

From: Nicole Hartig <max0787@gmail.com>
Sent: Thursday, September 11, 2025 11:12 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Councilmembers and Council President,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

The above is a form's words, rather than my own, but I agree wholeheartedly with every word, which is why I left it as is. The path to a vibrant, thriving city is through localized employment opportunities, and the only way those opportunities can become a sustainable reality is through growing a sufficient population base, especially one not reliant on cars for transportation. Baltimore City can't achieve this through the inherent sprawl and low density of SFH dominance. We need more dense housing options, and I support any bill which targets that goal.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Nicole Hartig
2917 Glenmore Ave Baltimore, MD 21214-1709
max0787@gmail.com

Leva, Anthony F (City Council)

From: Lillian Mitchell <lillian.mitchell@gmail.com>
Sent: Thursday, September 11, 2025 11:07 AM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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----- Forwarded message -----

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Date: Thu, Sep 11, 2025 at 9:29 AM
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065
To: lillian.mitchell@gmail.com <lillian.mitchell@gmail.com>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
[100 Holliday Street, Room 400](#)
[Baltimore, MD 21202](#)
[Office: \(410\) 396-4804](#)

From: lillian.mitchell@everyactionadvocacy.com <lillian.mitchell@everyactionadvocacy.com> on behalf of Lillian Mitchell <lillian.mitchell@everyactionadvocacy.com>
Sent: Wednesday, September 10, 2025 8:01 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. I am eager to see more design flexibility and corresponding housing for families - both owners and renters.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Lillian Mitchell

[101 Park Ln Baltimore, MD 21210-2326](mailto:lillian.mitchell@gmail.com)

lillian.mitchell@gmail.com

Leva, Anthony F (City Council)

From: Emily Riehl <eriehl@jhu.edu>
Sent: Thursday, September 11, 2025 10:47 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I'm a homeowner and was previously a renter in Baltimore city.

I hope to live here for a long time and in the future would like to see greater density, great affordability, better public transportation, better pedestrian infrastructure, and more services. Mandatory parking minimums get away from this.

I say this as someone who has to park on the street and knows it can be difficult. It's okay to make the cost of owning a car a little bit more expensive if we're also supporting car free live styles (eg with neighborhood supermarkets). I hope in a decade I have to pay for parking in a parking garage because my neighborhood (Mount Vernon) is more dense. I think greater development would bring benefits to outweigh the inconvenience of less parking, even for neighborhood residents.

Emily Riehl

--

Kelly Miller Professor of Mathematics (she/her) Johns Hopkins University emilyriehl.github.io

Leva, Anthony F (City Council)

From: Joanna Kriss <joannanicolekriss@gmail.com>
Sent: Thursday, September 11, 2025 10:43 AM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Good morning,

Please see my statement below.

Best,
Joanna Kriss

Begin forwarded message:

From: "Cohen, Zeke (City Council)" <Zeke.Cohen@baltimorecity.gov>
Date: September 11, 2025 at 9:46:53 AM EDT
To: joannanicolekriss@gmail.com
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

testimony@baltimorecity.gov

Leva, Anthony F (City Council)

From: Laurie Wilmot <laurieaw101@comcast.net>
Sent: Thursday, September 11, 2025 10:39 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen and Council Member Jones,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. This will help increase natural light and improve indoor air quality that are both important for human health!

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods. This should help Baltimore continue to grow the population.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result. There are already exemptions in place in Baltimore. Developers can decide based on the projected demand how much parking to build.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Laurie Wilmot
824 N Calvert St Apt 516 Baltimore, MD 21202-4994
laurieaw101@comcast.net

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Leva, Anthony F (City Council)

From: Meredith Purvis <meredithpurvis@gmail.com>
Sent: Thursday, September 11, 2025 10:27 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to grow, it has to be a city where people at every stage of life can put down roots—whether that’s young families, single people just starting out, or professionals who want to stay and invest here. Bill #25-0062 makes it easier to design buildings with layouts that work for more people—apartments with more bedrooms, more windows, and better airflow.

Much of our housing was built before today’s bulk and yard rules came into play. Bill #25-0064 would update those rules so we can build a wider range of housing types—both larger and smaller homes—so people with different incomes and needs can find the right fit in more neighborhoods.

Parking is one of the biggest costs in building new housing, and the city’s minimum requirements only make it more expensive. They raise rents and home prices for everyone, even those who don’t own a car. They also take up space that could be used for housing or small businesses, and they make neighborhoods less walkable. Bill #25-0065 would remove those outdated rules and let builders or homeowners decide how much parking makes sense. Cities that have taken this step have seen housing become more affordable, neighborhoods more walkable, and local businesses stronger.

Together, these three bills line up with the city’s comprehensive plan and move us toward a Baltimore that’s more affordable, more walkable, and more welcoming for everyone who wants to call it home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Meredith Purvis
[3020 N Calvert St Baltimore, MD 21218-3965](https://www.baltimorecity.gov/locations/default/standard/3020-n-calvert-st)
meredithpurvis@gmail.com

Leva, Anthony F (City Council)

From: Jay Lazar <loparjay@gmail.com>
Sent: Thursday, September 11, 2025 10:24 AM
To: Testimony
Subject: CB #25-0062, CB #25-0064, CB #25-0065

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To whom it may concern,

I, Jay Lazar, resident of Baltimore City for 21 years, wish to submit testimony in support of bills CB #25-0062, CB #25-0064, CB #25-0065.

In short, Baltimore has the potential to be a world class city and destination for residents and tourists once our reliance on cars and our prioritization for cars can take a back seat to the well being of people. The health, business, transportation and desirability benefits are overwhelmingly in support of better walkability, reduced emissions, transportation equity and investment that can only be made possible when we no longer prioritize the automobile over human beings. Yes, there will be noise from those resistant to change and mired in a bygone era and environment that no longer exists. It's quite honestly why we are in the climate crisis no longer at our doorsteps, but within the confines of what we used to call safe.

Please put any financial interests bestowed on you by the fossil fuel and auto based development lobbies aside and represent your constituents and their best interests. Support CB #25-0062, CB #25-0064, CB #25-0065.

Sincerely,
Jay Lazar
Baltimore 21215

Leva, Anthony F (City Council)

From: webarringer@everyactioncustom.com on behalf of Whitney Barringer
<webarringer@everyactioncustom.com>
Sent: Thursday, September 11, 2025 10:22 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Whitney Barringer
760 Melville Ave Baltimore, MD 21218-2553 webarringer@gmail.com

Leva, Anthony F (City Council)

From: glawson@everyactioncustom.com on behalf of Greg Lawson
<glawson@everyactioncustom.com>
Sent: Thursday, September 11, 2025 10:07 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Greg Lawson
2601 N Howard St Baltimore, MD 21218-4666 glawson@railstotrails.org

Leva, Anthony F (City Council)

From: Tony DeFranco <tonydefranco@gmail.com>
Sent: Thursday, September 11, 2025 9:57 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Honorable City Councilmembers:

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tony DeFranco
520 Park Ave Apt 505 Baltimore, MD 21201-4780
tonydefranco@gmail.com

Leva, Anthony F (City Council)

From: aibrahim2k2@everyactioncustom.com on behalf of Ali Ibrahim <aibrahim2k2@everyactioncustom.com>
Sent: Thursday, September 11, 2025 9:51 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ali Ibrahim
221 S Chapel St Baltimore, MD 21231-2604 aibrahim2k2@gmail.com

Leva, Anthony F (City Council)

From: Abigail Eisley <abigail.eisley@gmail.com>
Sent: Thursday, September 11, 2025 9:45 AM
To: Testimony
Subject: Support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Abigail Eisley
5817 Merville Ave Baltimore, MD 21215-4157
abigail.eisley@gmail.com

Leva, Anthony F (City Council)

From: Drew Beier <dbeier@smp-architects.com>
Sent: Thursday, September 11, 2025 9:44 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Drew Beier
1115 Riverside Ave Baltimore, MD 21230-4119
dbeier@smp-architects.com

Drew Beier, AIA
Project Architect + Principal
O:410.685.3582 x132
C:443.928.3145



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Leva, Anthony F (City Council)

From: Ethan Horn <ethanchorn@gmail.com>
Sent: Thursday, September 11, 2025 9:41 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ethan Horn
332 E University Pkwy Baltimore, MD 21218-2845
ethanchorn@gmail.com

Leva, Anthony F (City Council)

From: Alexanderthezhu@everyactioncustom.com on behalf of Alex Zhu
<Alexanderthezhu@everyactioncustom.com>
Sent: Thursday, September 11, 2025 9:38 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Alex Zhu
107 S Castle St Baltimore, MD 21231-1919 Alexanderthezhu@gmail.com

Leva, Anthony F (City Council)

From: kphilipsen@everyactioncustom.com on behalf of Klaus Philipsen
<kphilipsen@everyactioncustom.com>
Sent: Thursday, September 11, 2025 9:37 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Land Use and Transportation are closely intertwined. The three bills in question support better land use which in turn will make it easier to have effective transit.

The bulk and yard requirements have prevented or complicated many adaptive re-use projects in Baltimore as I know from my own experience as an architect.

Many projects are built with too much parking because of antiquated requirements. The provision of the parking has increased the cost of projects and contributes to high housing cost. Let the market decide how much they want to build except in TOD zones where we should have caps.

All three of these bills are consistent the comprehensive plan, and will work to reduce vacant buildings, vacant lots and boost our tax base

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Klaus Philipsen
1100 Wicomico St Baltimore, MD 21230-2063 kphilipsen@archplan.com

Leva, Anthony F (City Council)

From: Peter Griffith <pcgriffith@mac.com>
Sent: Thursday, September 11, 2025 9:36 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Peter Griffith
2412 Ken Oak Rd Baltimore, MD 21209-4310
pcgriffith@mac.com

Leva, Anthony F (City Council)

From: Mary Rayme <wvgirl26241@gmail.com>
Sent: Thursday, September 11, 2025 9:36 AM
To: Testimony
Subject: In favor of bills #25-0062, #25-0064, and #25-0065

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Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mary Rayme
3216 Chesley Ave Baltimore, MD 21234-7816
wvgirl26241@gmail.com

--

Leva, Anthony F (City Council)

From: Theodore Wilhite <theodore.wilhite@gmail.com>
Sent: Thursday, September 11, 2025 9:28 AM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I really love Baltimore and want it to stay affordable so I can grow my family here. Please pass all the housing bills asap!!!

You're doing such important work rising to the biggest challenge of our times.

Teddy

----- Forwarded message -----

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Date: Thu, Sep 11, 2025 at 9:08 AM
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065
To: theodore.wilhite@gmail.com <theodore.wilhite@gmail.com>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
[100 Holliday Street, Room 400](#)
[Baltimore, MD 21202](#)
[Office: \(410\) 396-4804](#)

From: theodore.wilhite@everyactionadvocacy.com <theodore.wilhite@everyactionadvocacy.com> on behalf of Theodore Wilhite <theodore.wilhite@everyactionadvocacy.com>
Sent: Wednesday, September 10, 2025 3:04 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Theodore Wilhite

[3123 Crittenton Pl Baltimore, MD 21211-2719](mailto:3123CrittentonPlBaltimoreMD21211-2719)

theodore.wilhite@gmail.com

Leva, Anthony F (City Council)

From: Jack Shock <jackshck@gmail.com>
Sent: Thursday, September 11, 2025 9:21 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Good morning,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jack Shock
[935 N Calvert St Baltimore, MD 21202-3733](https://www.baltimorecity.gov/locations/default/standard/935-n-calvert-st)
jackshck@gmail.com

Leva, Anthony F (City Council)

From: Ivan Ginsberg <iginsberg10@gmail.com>
Sent: Thursday, September 11, 2025 9:17 AM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council Members,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ivan Ginsberg
2704 E Fairmount Ave Baltimore, MD 21224-1237
iginsberg10@gmail.com

--

Ivan Ginsberg
Finance Associate at Center for American Progress

<https://www.americanprogress.org/>
iginsberg10@gmail.com | 917-613-7111

Leva, Anthony F (City Council)

From: loparjay@everyactioncustom.com on behalf of Jay Lazar
<loparjay@everyactioncustom.com>
Sent: Thursday, September 11, 2025 9:17 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Jay Lazar
5506 Rusk Ave Baltimore, MD 21215-4133
loparjay@gmail.com

Leva, Anthony F (City Council)

From: Chris Plano <chris.e.plano@gmail.com>
Sent: Thursday, September 11, 2025 9:16 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Chris Plano
[4202 Elsrode Ave](#) [Baltimore, MD 21214-3105](#)

Leva, Anthony F (City Council)

From: Kennedy Smith <kennedy@ilsr.org>
Sent: Thursday, September 11, 2025 9:15 AM
To: Testimony
Subject: Testimony in support of Council Bill 25-0065
Attachments: 2025-09-11 - Baltimore City Council re parking minimums.pdf

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Kennedy Smith
Senior Researcher
Institute for Local Self-Reliance

[ILSR](#) | [LinkedIn](#) | [BlueSky](#)

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Thursday, September 11, 2025 9:07 AM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Health Commissioner Letter of Support.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

Other / Non Listed

Name	Monica Guerrero Vazquez
Affiliation	Johns Hopkins University/Centro SOL
Email	mguerre3@jhmi.edu
Phone Number	(443) 447-4404
Address	3609 Woodlea Ave, Baltimore, MD, 21224
Position	Support
Type of Testimony	Written
Upload Testimony	Health Commissioner Letter of Support.pdf

Leva, Anthony F (City Council)

From: iginsberg10@everyactioncustom.com on behalf of Ivan Ginsberg <iginsberg10@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:56 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Ivan Ginsberg

2704 E Fairmount Ave Baltimore, MD 21224-1237 iginsberg10@gmail.com

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Thursday, September 11, 2025 8:50 AM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: PJC 25-0065 FAV.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Matt Hill
Affiliation	Public Justice Center
Email	hillm@publicjustice.org
Phone Number	(410) 625-9409
Address	201 N. Charles St., Ste 1200, baltimore, md, 21201
Position	Support
Type of Testimony	Both
Upload Testimony	PJC 25-0065 FAV.pdf

Leva, Anthony F (City Council)

From: paigecspencer@everyactioncustom.com on behalf of Paige Spencer
<paigecspencer@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:48 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Paige Spencer
309 E 29th St Baltimore, MD 21218-4118
paigecspencer@gmail.com

Leva, Anthony F (City Council)

From: paigecspencer@everyactioncustom.com on behalf of Paige Spencer
<paigecspencer@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:48 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Paige Spencer
309 E 29th St Baltimore, MD 21218-4118
paigecspencer@gmail.com

Leva, Anthony F (City Council)

From: paigecspencer@everyactioncustom.com on behalf of Paige Spencer
<paigecspencer@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:48 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Paige Spencer
309 E 29th St Baltimore, MD 21218-4118
paigecspencer@gmail.com

Leva, Anthony F (City Council)

From: dahous1@everyactioncustom.com on behalf of David House <dahous1@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:46 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr David House
710 S Beechfield Ave Baltimore, MD 21229-4423 dahous1@umbc.edu

Leva, Anthony F (City Council)

From: j@everyactioncustom.com on behalf of Jared Nielsen <j@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:33 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Jared Nielsen
1915 Fairbank Rd Baltimore, MD 21209-3621 j@diy.email

Leva, Anthony F (City Council)

From: beckman.colin@everyactioncustom.com on behalf of Colin Beckman
<beckman.colin@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:30 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Colin Beckman
1606 Barclay St Baltimore, MD 21202-2909 beckman.colin@gmail.com

Leva, Anthony F (City Council)

From: chris.e.plano@everyactioncustom.com on behalf of Chris Plano
<chris.e.plano@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:20 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Chris Plano
4202 Elsrode Ave Baltimore, MD 21214-3105 chris.e.plano@gmail.com

Leva, Anthony F (City Council)

From: chris.e.plano@everyactioncustom.com on behalf of Chris Plano
<chris.e.plano@everyactioncustom.com>
Sent: Thursday, September 11, 2025 8:19 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Chris Plano
4202 Elsrode Ave Baltimore, MD 21214-3105 chris.e.plano@gmail.com

Leva, Anthony F (City Council)

From: reillyfurellis@everyactioncustom.com on behalf of Reilly Furellis
<reillyfurellis@everyactioncustom.com>
Sent: Thursday, September 11, 2025 7:59 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Reilly Furellis
3241 Chestnut Ave Baltimore, MD 21211-2718 reillyfurellis@gmail.com

Leva, Anthony F (City Council)

From: bobwag@everyactioncustom.com on behalf of Bob Wagner
<bobwag@everyactioncustom.com>
Sent: Thursday, September 11, 2025 7:14 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Bob Wagner
3337 Falls Rd Baltimore, MD 21211-2404
bobwag@gmail.com

Leva, Anthony F (City Council)

From: proteusyo@everyactioncustom.com on behalf of Yo Kumm
<proteusyo@everyactioncustom.com>
Sent: Thursday, September 11, 2025 7:07 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Yo Kumm

1106 Roland Heights Ave Baltimore, MD 21211-1240 proteusyo@gmail.com

Leva, Anthony F (City Council)

From: abbysnail@everyactioncustom.com on behalf of Abigail Martin
<abbysnail@everyactioncustom.com>
Sent: Thursday, September 11, 2025 7:03 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Abigail Martin
1632 Hollins St Baltimore, MD 21223-2429 abbysnail@gmail.com

Leva, Anthony F (City Council)

From: Alex Andelsman <AAndelsman@marylandbuilders.org>
Sent: Thursday, September 11, 2025 7:01 AM
To: Testimony
Subject: MBIA Letter of Support Bill 25-0065
Attachments: MBIA Letter of Support Bill 25-0065.docx

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Good Morning,

Please accept the attached as MBIA's testimony for Bill 25-0065. Thank you for your time and consideration.

Best,

Alex Andelsman
Government Affairs Manager
aandelsman@marylandbuilders.org
[Maryland Building Industry Association](#)
[11825 W. Market Place](#)
[Fulton, MD 20759](#)
Office: [301-476-4136](tel:301-476-4136)
Mobile: [301-461-2384](tel:301-461-2384)

Leva, Anthony F (City Council)

From: pkmorrell@everyactioncustom.com on behalf of Peter Morrill
<pkmorrell@everyactioncustom.com>
Sent: Thursday, September 11, 2025 6:30 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Peter Morrill
217 W 27th St Baltimore, MD 21211-3002
pkmorrell@gmail.com

Leva, Anthony F (City Council)

From: rjarmenti@everyactioncustom.com on behalf of Robert Armenti
<rjarmenti@everyactioncustom.com>
Sent: Thursday, September 11, 2025 6:27 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Robert Armenti
4100 N Charles St Apt 309 Baltimore, MD 21218-1058 rjarmenti@hotmail.com

Leva, Anthony F (City Council)

From: heatherhax@everyactioncustom.com on behalf of Heather Hax
<heatherhax@everyactioncustom.com>
Sent: Thursday, September 11, 2025 5:55 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I have read the message below and I endorse this campaign. Walkable and bikeable cities are key to quality of life

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Heather Hax
1442 Redfern Ave Baltimore, MD 21211-1529 heatherhax@gmail.com

Leva, Anthony F (City Council)

From: agrube@everyactioncustom.com on behalf of Alex Grube
<agrube@everyactioncustom.com>
Sent: Thursday, September 11, 2025 5:15 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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Sincerely,
Mr. Alex Grube
124 W Clement St Baltimore, MD 21230-4237 agrube@gmail.com

Leva, Anthony F (City Council)

From: lezleekay@everyactioncustom.com on behalf of Leslie Kopchinski
<lezleekay@everyactioncustom.com>
Sent: Thursday, September 11, 2025 4:46 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Leslie Kopchinski
4638 Harcourt Rd Baltimore, MD 21214-3338 lezleekay@gmail.com

Leva, Anthony F (City Council)

From: eriehl@everyactioncustom.com on behalf of Emily Riehl
<eriehl@everyactioncustom.com>
Sent: Thursday, September 11, 2025 4:00 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Dr Emily Riehl
22 W Chase St Baltimore, MD 21201-5405
eriehl@jhu.edu

Leva, Anthony F (City Council)

From: jgellersw@everyactioncustom.com on behalf of Judith Geller
<jgellersw@everyactioncustom.com>
Sent: Thursday, September 11, 2025 12:39 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Judith Geller
3143 Abell Ave Baltimore, MD 21218-3412 jgellersw@aol.com

Leva, Anthony F (City Council)

From: isaakmertz@everyactioncustom.com on behalf of Isaak Mertz
<isaakmertz@everyactioncustom.com>
Sent: Thursday, September 11, 2025 12:13 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Isaak Mertz
645 N Paca St Baltimore, MD 21201-1919
isaakmertz@gmail.com

Leva, Anthony F (City Council)

From: cdemario42@everyactioncustom.com on behalf of Caleb DeMario <cdemario42@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 11:27 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Caleb DeMario
3204 Rosekemp Ave Baltimore, MD 21214-3211 cdemario42@gmail.com

Leva, Anthony F (City Council)

From: Michael Scepaniak <michael@baltpop.org>
Sent: Wednesday, September 10, 2025 11:24 PM
To: rdorsey
Cc: Leva, Anthony F (City Council); Nicholes, Ash (City Council); Weiss, Sumner (City Council)
Subject: Re: Land Use & Transportation Committee - written testimony

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Councilman Dorsey,

Were these pieces of testimony received and distributed successfully?

Mike...

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Sun, Sep 7, 2025, at 10:17 PM, Michael Scepaniak wrote:

Attached, please find testimony on behalf of BaltPOP to be considered in the upcoming Land Use & Transportation Committee hearings regarding the following bills:

- Bill 25-0062 (Building Code – Single Exit From Residential Occupancy)
- Bill 25-0064 (Zoning – Bulk And Yard Requirements – Amendments)
- Bill 25-0065 (Zoning – Eliminating Off-street Parking Requirements)

Please confirm receipt. Thank you for your time and efforts. Good luck!

Mike....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Thu, Aug 28, 2025, at 11:07 AM, Weiss, Sumner (City Council) wrote:

Best to send it in a couple of days before. But the earlier, the better- it will give committee members more time to review.

Sumner Weiss (he/him)



Baltimore City Council

Director of Legislative Affairs
Councilman Ryan Dorsey
Baltimore City Council, District 3
sumner.weiss@baltimorecity.gov
(410) 396-4812

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 4:16 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Cc: Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>; Weiss, Sumner (City Council) <Sumner.Weiss@baltimorecity.gov>; Nicholes, Ash (City Council) <Ash.Nicholes@baltimorecity.gov>
Subject: Re: Land Use & Transportation Committee - written testimony

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Thank you. Is there a deadline other than "before the hearing starts"? Or do you need it by EOD one or two days before?

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Tue, Aug 26, 2025, at 3:34 PM, rdorsey wrote:

Send them as a PDF attachment to me at this address and CC the three others I've CC'd here.

Ryan Dorsey
Baltimore City Council
District 3
o [410-396-4812](tel:410-396-4812)
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 1:47:50 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Subject: Land Use & Transportation Committee - written testimony

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Councilmember Dorsey,

We'd like to submit written testimony in support of the bills being considered in the Land Use & Transportation Committee on September 11th and 18th. What are the procedures for doing that? To whom should I send the testimony and by when? I don't see instructions posted for these meetings or prior meetings. Thank you.

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Attachments:

- Baltimore City Bill 25-0065 Testimony (Zoning – Eliminating Off-street Parking Requirements) 20250907.pdf
- Baltimore City Bill 25-0064 Testimony (Zoning – Bulk And Yard Requirements – Amendments) 20250907.pdf
- Baltimore City Bill 25-0062 Testimony (Building Code – Single Exit From Residential Occupancy) 20250907.pdf

Leva, Anthony F (City Council)

From: dreichley@everyactioncustom.com on behalf of Dave Reichley
<dreichley@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 11:13 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Dave Reichley
3809 Keswick Rd Baltimore, MD 21211-2244 dreichley@gmail.com

Leva, Anthony F (City Council)

From: abigail.eisley@everyactioncustom.com on behalf of Abigail Eisley
<abigail.eisley@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 11:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Abigail Eisley
5817 Merville Ave Baltimore, MD 21215-4157 abigail.eisley@gmail.com

Leva, Anthony F (City Council)

From: njacobtobias@everyactioncustom.com on behalf of Noah Tobias
<njacobtobias@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 11:01 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Noah Tobias
202 E Read St Baltimore, MD 21202-3703
njacobtobias@gmail.com

Leva, Anthony F (City Council)

From: vanessakelly331@everyactioncustom.com on behalf of Vanessa Kelly <vanessakelly331@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 10:43 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ms Vanessa Kelly
4505 Parkmont Ave Baltimore, MD 21206-2757 vanessakelly331@gmail.com

Leva, Anthony F (City Council)

From: jithiny@everyactioncustom.com on behalf of Jithin Yohannan
<jithiny@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 10:28 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Jithin Yohannan
5 S Linwood Ave Baltimore, MD 21224-2245 jithiny@gmail.com

Leva, Anthony F (City Council)

From: max0787@everyactioncustom.com on behalf of Nicole Hartig <max0787@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 10:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

The above is a form's words, rather than my own, but I agree wholeheartedly with every word, which is why I left it as is. The path to a vibrant, thriving city is through localized employment opportunities, and the only way those opportunities can become a sustainable reality is through growing a sufficient population base, especially one not reliant on cars for transportation. Baltimore City can't achieve this through the inherent sprawl and low density of SFH dominance. We need more dense housing options, and I support any bill which targets that goal.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Nicole Hartig
2917 Glenmore Ave Baltimore, MD 21214-1709 max0787@gmail.com

Leva, Anthony F (City Council)

From: antigonemydear@everyactioncustom.com on behalf of Aaeron Robb
<antigonemydear@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 10:13 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Aaeron Robb
6130 Chinquapin Pkwy Baltimore, MD 21239-1905 antigonemydear@gmail.com

Leva, Anthony F (City Council)

From: tojjones@everyactioncustom.com on behalf of Tyler Jones
<tojjones@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 10:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I want a Baltimore where development is possible, where our streets and buildings aren't half-allocated to car storage, where people want to move, live, work and start a family. I hope you will support these bills and future bills that encourage affordable housing, development, and transit. Thank you!

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tyler Jones
3028 Abell Ave Baltimore, MD 21218-3912 tojjones@gmail.com

Leva, Anthony F (City Council)

From: kristiewoods79@everyactioncustom.com on behalf of K Woods <kristiewoods79@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:56 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

K Woods

1212 N Calvert St # 4 Baltimore, MD 21202-4877 kristiewoods79@gmail.com

Leva, Anthony F (City Council)

From: jackshck@everyactioncustom.com on behalf of Jack Shock
<jackshck@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jack Shock
935 N Calvert St Baltimore, MD 21202-3733 jackshck@gmail.com

Leva, Anthony F (City Council)

From: kreedpetty@everyactioncustom.com on behalf of Kate Petty
<kreedpetty@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Kate Petty
1901 Park Ave Baltimore, MD 21217-4830
kreedpetty@gmail.com

Leva, Anthony F (City Council)

From: efurigab9@everyactioncustom.com on behalf of Eloise Brown <efurigab9@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:35 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs Eloise Brown
705 Glen Allen Dr Baltimore, MD 21229-1423 efurigab9@gmail.com

Leva, Anthony F (City Council)

From: jbfertig@everyactioncustom.com on behalf of Justin Fertig
<jbfertig@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:29 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments, while lowering construction costs. These lower costs will provide an added incentive for developers to pursue and complete projects that would otherwise not be built, especially on smaller infill lots.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs for a particular property or project. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Justin Fertig
1101 Falls Hill Dr Baltimore, MD 21211-1618 jbfertig@yahoo.com

Leva, Anthony F (City Council)

From: laurieaw101@everyactioncustom.com on behalf of Laurie Wilmot <laurieaw101@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:26 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. This will help increase natural light and improve indoor air quality that are both important for human health!

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods. This should help Baltimore continue to grow the population.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result. There are already exemptions in place in Baltimore. Developers can decide based on the projected demand how much parking to build.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Laurie Wilmot

824 N Calvert St Apt 516 Baltimore, MD 21202-4994 laurieaw101@comcast.net

Leva, Anthony F (City Council)

From: j.thrul@everyactioncustom.com on behalf of Johannes Thrul
<j.thrul@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Johannes Thrul
3163 Keswick Rd Baltimore, MD 21211-2737 j.thrul@gmail.com

Leva, Anthony F (City Council)

From: ethanchorn@everyactioncustom.com on behalf of Ethan Horn
<ethanchorn@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:17 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ethan Horn
332 E University Pkwy Baltimore, MD 21218-2845 ethanchorn@gmail.com

Leva, Anthony F (City Council)

From: zkaufman43@everyactioncustom.com on behalf of Zachary Kaufman <zkaufman43@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:09 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Zachary Kaufman
510 E Fort Ave Baltimore, MD 21230-4751 zkaufman43@gmail.com

Leva, Anthony F (City Council)

From: kbar720@everyactioncustom.com on behalf of Katherine Barrett Zywan <kbar720@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 9:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Katherine Barrett Zywan
3914 Beech Ave Baltimore, MD 21211-2224 kbar720@aol.com

Leva, Anthony F (City Council)

From: meredithpurvis@everyactioncustom.com on behalf of Meredith Purvis
<meredithpurvis@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:51 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

For Baltimore to grow, it has to be a city where people at every stage of life can put down roots—whether that’s young families, single people just starting out, or professionals who want to stay and invest here. Bill #25-0062 makes it easier to design buildings with layouts that work for more people—apartments with more bedrooms, more windows, and better airflow.

Much of our housing was built before today’s bulk and yard rules came into play. Bill #25-0064 would update those rules so we can build a wider range of housing types—both larger and smaller homes—so people with different incomes and needs can find the right fit in more neighborhoods.

Parking is one of the biggest costs in building new housing, and the city’s minimum requirements only make it more expensive. They raise rents and home prices for everyone, even those who don’t own a car. They also take up space that could be used for housing or small businesses, and they make neighborhoods less walkable. Bill #25-0065 would remove those outdated rules and let builders or homeowners decide how much parking makes sense. Cities that have taken this step have seen housing become more affordable, neighborhoods more walkable, and local businesses stronger. Together, these three bills line up with the city’s comprehensive plan and move us toward a Baltimore that’s more affordable, more walkable, and more welcoming for everyone who wants to call it home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Meredith Purvis
3020 N Calvert St Baltimore, MD 21218-3965 meredithpurvis@gmail.com

Leva, Anthony F (City Council)

From: ufdelcastillo@everyactioncustom.com on behalf of Ursula Fernandez del Castillo
<ufdelcastillo@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:42 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ursula Fernandez del Castillo
1 S Collington Ave Baltimore, MD 21231-2012 ufdelcastillo@gmail.com

Leva, Anthony F (City Council)

From: pcgriffith@everyactioncustom.com on behalf of Peter Griffith
<pcgriffith@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Peter Griffith
2412 Ken Oak Rd Baltimore, MD 21209-4310 pcgriffith@mac.com

Leva, Anthony F (City Council)

From: dave@everyactioncustom.com on behalf of David Zielnicki PLA
<dave@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:37 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

As a professional landscape architect and urban designer living and working in Baltimore, I urge you to consider the great benefit these bills pose to the livability and beauty of our City. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. David Zielnicki PLA
604 W 34th St Baltimore, MD 21211-2603
dave@unknownstudio.la

Leva, Anthony F (City Council)

From: gtaylor@everyactioncustom.com on behalf of gregory taylor
<gtaylor@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
mr gregory taylor
4321 Mainfield Ave Baltimore, MD 21214-2840 gtaylor@umaryland.edu

Leva, Anthony F (City Council)

From: Jed Weeks <jed@bikemore.net>
Sent: Wednesday, September 10, 2025 8:21 PM
To: Testimony
Subject: Fwd: Bikemore and CMTA letter on 3 Housing Ordinances
Attachments: Bikemore and CMTA on 3 Housing Ordinances.pdf

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sent from mobile

----- Forwarded message -----

From: Brian O'Malley <bomalley@cmtalliance.org>
Date: Wed, Sep 10, 2025, 19:16
Subject: Bikemore and CMTA letter on 3 Housing Ordinances
To: rdorsey <ryan.dorsey@baltimorecity.gov>
Cc: Jed Weeks <jed@bikemore.net>, Eric Norton <enorton@cmtalliance.org>

Hello Chair Dorsey,

Please see the attached letter jointly from Bikemore and the Central Maryland Transportation Alliance.

Brian

Brian O'Malley

President & CEO

Central Maryland Transportation Alliance

(410)419-5374

www.cmtalliance.org

@cmtalliance

Leva, Anthony F (City Council)

From: krystina.b.alfano@everyactioncustom.com on behalf of Krystina Alfano
<krystina.b.alfano@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:20 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Krystina Alfano

216 E Lafayette Ave Baltimore, MD 21202-2835 krystina.b.alfano@gmail.com

Leva, Anthony F (City Council)

From: jayxshao@everyactioncustom.com on behalf of Jay Shao
<jayxshao@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:14 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Jay Shao

1327 Medfield Ave Baltimore, MD 21211-1526 jayxshao@protonmail.com

Leva, Anthony F (City Council)

From: matthewmaterkowski@everyactioncustom.com on behalf of Matthew Materkowski
<matthewmaterkowski@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Matthew Materkowski

319 Hawthorne Rd Baltimore, MD 21210-2302 matthewmaterkowski@gmail.com

Leva, Anthony F (City Council)

From: wvgirl26241@everyactioncustom.com on behalf of Mary Rayme <wvgirl26241@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:04 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mary Rayme
3216 Chesley Ave Baltimore, MD 21234-7816 wvgirl26241@gmail.com

Leva, Anthony F (City Council)

From: barret.i.rus@everyactioncustom.com on behalf of Barret Rus
<barret.i.rus@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Barret Rus
1211 S Conkling St Baltimore, MD 21224-5341 barret.i.rus@gmail.com

Leva, Anthony F (City Council)

From: lillian.mitchell@everyactioncustom.com on behalf of Lillian Mitchell
<lillian.mitchell@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 8:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments. I am eager to see more design flexibility and corresponding housing for families - both owners and renters.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Lillian Mitchell
101 Park Ln Baltimore, MD 21210-2326
lillian.mitchell@gmail.com

Leva, Anthony F (City Council)

From: bone3246@everyactioncustom.com on behalf of John Williams <bone3246@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:56 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. John Williams
408 Montrose Ave Catonsville, MD 21228-5615 bone3246@yahoo.com

Leva, Anthony F (City Council)

From: jbyrne1@everyactioncustom.com on behalf of Luke Byrne <jbyrne1@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Luke Byrne
801 S Lakewood Ave Baltimore, MD 21224-3843 jbyrne1@umbc.edu

Leva, Anthony F (City Council)

From: natalie.spicyn@everyactioncustom.com on behalf of natalie spicyn
<natalie.spicyn@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:45 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. natalie spicyn
3933 Keswick Rd Baltimore, MD 21211-2227 natalie.spicyn@gmail.com

Leva, Anthony F (City Council)

From: anna.ellis2222@everyactioncustom.com on behalf of Anna Ellis <anna.ellis2222@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Anna Ellis
1207 W 40th St Baltimore, MD 21211-1726 anna.ellis2222@gmail.com

Leva, Anthony F (City Council)

From: grantcorley@everyactioncustom.com on behalf of Grant Corley
<grantcorley@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Grant Corley
113 N Ellwood Ave Baltimore, MD 21224-1308 grantcorley@gmail.com

Leva, Anthony F (City Council)

From: kneel@everyactioncustom.com on behalf of Neil Cooler
<kneel@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I'm including the text from Bikemore below, but to drive this home I am a resident in your district that supports all three of these bills as I believe they will improve the city's density and affordability, with lower impacts to the environment.

Thank you!

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Neil Cooler

2706 N Calvert St Baltimore, MD 21218-4404 kneel@digitaldefection.net

Leva, Anthony F (City Council)

From: MattOberdier@everyactioncustom.com on behalf of Matt Oberdier
<MattOberdier@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:27 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Matt Oberdier
1010 McDonogh St Baltimore, MD 21205-1110 MattOberdier@HotMail.com

Leva, Anthony F (City Council)

From: maehanzlik@everyactioncustom.com on behalf of Aravind Boddupalli
<maehanzlik@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:12 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Aravind Boddupalli
1819 Eutaw Pl Baltimore, MD 21217-6101
maehanzlik@gmail.com

Leva, Anthony F (City Council)

From: lynnie.moore@everyactioncustom.com on behalf of Carolyn Moore
<lynnie.moore@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:11 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Carolyn Moore
843 Powers St Baltimore, MD 21211-2511
lynnie.moore@gmail.com

Leva, Anthony F (City Council)

From: ryanjeffries91@everyactioncustom.com on behalf of Ryan Jeffries <ryanjeffries91@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:06 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ryan Jeffries
1314 Valley St Baltimore, MD 21202-5614 ryanjeffries91@gmail.com

Leva, Anthony F (City Council)

From: rowhawn@everyactioncustom.com on behalf of Rohan Pathare
<rowhawn@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:05 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Rohan Pathare
2830 Maryland Ave Baltimore, MD 21218-4028 rowhawn@gmail.com

Leva, Anthony F (City Council)

From: dbeier@everyactioncustom.com on behalf of Drew Beier
<dbeier@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Drew Beier

1115 Riverside Ave Baltimore, MD 21230-4119 dbeier@smp-architects.com

Leva, Anthony F (City Council)

From: tonydefranco@everyactioncustom.com on behalf of Tony Defranco
<tonydefranco@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tony Defranco
520 Park Ave Apt 505 Baltimore, MD 21201-4780 tonydefranco@gmail.com

Leva, Anthony F (City Council)

From: paigecspencer@everyactioncustom.com on behalf of Paige Spencer
<paigecspencer@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:01 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Paige Spencer
309 E 29th St Baltimore, MD 21218-4118
paigecspencer@gmail.com

Leva, Anthony F (City Council)

From: jflec415@everyactioncustom.com on behalf of Jordan Fleck <jflec415@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 6:59 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jordan Fleck
320 S Gilmore St Baltimore, MD 21223-3161 jflec415@hotmail.com

Leva, Anthony F (City Council)

From: noppenbd@everyactioncustom.com on behalf of David Noppenberger
<noppenbd@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 6:59 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
David Noppenberger
327 E 30th St Baltimore, MD 21218-3933
noppenbd@gmail.com

Leva, Anthony F (City Council)

From: joannanicolekriss@everyactioncustom.com on behalf of Joanna Kriss
<joannanicolekriss@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 6:27 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Joanna Kriss
625 Oldham St Baltimore, MD 21224-4521
joannanicolekriss@gmail.com

Leva, Anthony F (City Council)

From: babyruth0300@everyactioncustom.com on behalf of Tyler Ruth <babyruth0300@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 6:20 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tyler Ruth
242 S Bouldin St Baltimore, MD 21224-2315 babyruth0300@gmail.com

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Wednesday, September 10, 2025 5:35 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Health Care for the Homeless Testimony_CCB 25-0064 - Bulk and Yard Requirements.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Joanna Diamond
Affiliation	Health Care for the Homeless (Baltimore)
Email	jdiamond@hchmd.org
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Written
Upload Testimony	Health Care for the Homeless Testimony_CCB 25-0064 - Bulk and Yard Requirements.pdf

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Wednesday, September 10, 2025 5:36 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Health Care for the Homeless Testimony_CCB 25-0065 - Eliminating Off-Street Parking Requirements.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Joanna Diamond
Affiliation	Health Care for the Homeless (Baltimore)
Email	jdiamond@hchmd.org
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Written
Upload Testimony	Health Care for the Homeless Testimony_CCB 25-0065 - Eliminating Off-Street Parking Requirements.pdf

Leva, Anthony F (City Council)

From: justinduvall@everyactioncustom.com on behalf of Justin Duvall
<justinduvall@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 4:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Justin Duvall
1418 Mill Race Rd Baltimore, MD 21211-2325 justinduvall@gmail.com

Leva, Anthony F (City Council)

From: Jody Landers <jodylanders3@gmail.com>
Sent: Wednesday, September 10, 2025 3:59 PM
To: Testimony
Subject: Statement Opposing CCB 25-0064 and 25-0065
Attachments: The Case Against Zoning Bills 25-0064, 25-0065.pdf

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I am hereby submitting my statement opposing the passage of the CCB bills 25-0064 and 25-0065. The bills are scheduled for a hearing in front of the Land Use Committee, on Thursday, Sept. 11th at 10:00 am.

Jody Landers

Leva, Anthony F (City Council)

From: theodore.wilhite@everyactioncustom.com on behalf of Theodore Wilhite
<theodore.wilhite@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 3:04 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Theodore Wilhite

3123 Crittenton Pl Baltimore, MD 21211-2719 theodore.wilhite@gmail.com

Leva, Anthony F (City Council)

From: Maria Pecora <maria.elena.pecora@gmail.com>
Sent: Wednesday, September 10, 2025 12:46 PM
To: Testimony
Subject: Fwd: Please Oppose Transfer Station Relocation

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Thanks,

Maria Pecora

----- Forwarded message -----

From: Maria Pecora <maria.elena.pecora@gmail.com>
Date: Wed, Sep 10, 2025 at 12:04 PM
Subject: Please Oppose Transfer Station Relocation
To: <zeke.cohen@baltimorecity.gov>

Dear Council President Cohen,

I am writing as a resident of Baltimore to urge you to oppose the relocation of the city's transfer station. This decision would have a direct impact on neighborhoods in Districts 2, 4, 6, 9, and 10 — all of which already host existing transfer stations. Relocation would place an unnecessary burden on our communities, while also diverting public funds toward paying rent to a private company.

Instead, I strongly encourage you to support the original idea: if redevelopment plans for Sisson West prove satisfactory, the City should sell that land and use the proceeds to upgrade existing facilities. This approach would not only modernize infrastructure but also deliver direct benefits to residents in your district and throughout Baltimore.

Please prioritize a plan that improves services for constituents rather than outsourcing public responsibility. I urge you to stand with residents and oppose relocation.

Thank you for your time and leadership.

Sincerely,

Maria Pecora

109 W Monument St

Baltimore, MD 21201

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Wednesday, September 10, 2025 10:29 AM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Testimony 25-0065 Removing Off-Street Reqs.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name Leila Kohler-Frueh

Affiliation Habitat Chesapeake

Email lfrueh@habitatchesapeake.org

Phone Number (443) 297-5241

Address 3741 Commerce Drive, Suite 309, Baltimore, MD, 21227

Position Support

Type of Testimony Written

Upload Testimony [Testimony 25-0065 Removing Off-Street Reqs.pdf](#)

Leva, Anthony F (City Council)

From: Blanchard, Zachary (City Council)
Sent: Wednesday, September 10, 2025 9:59 AM
To: 2ST; Testimony; Torrence, James (City Council); Cohen, Zeke (City Council); Schleifer, Isaac (City Council)
Subject: Re: Bill 25-0064

Stephen,

Thank you for reaching out with your concern. To clarify one point, there is effectively no change to building height under 25-0064. The only change is to allow 45 feet height limits for rowhomes on widest streets as "By Right," rather than "Conditional by [Zoning] Board." This conditional use is already always approved by the zoning board, so there is no real change to the outcome, outside of a little less red tape for the homeowner.



Zac Blanchard
Councilmember, District 11
Office: (410) 396-4816

From: 2ST <shtopping@gmail.com>
Sent: Wednesday, September 10, 2025 9:12 AM
To: Testimony <Testimony@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>
Subject: Bill 25-0064

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City Leaders,

Please submit my testimony for the record.

Respectfully,

Stephen Topping
Federal Hill Resident

Leva, Anthony F (City Council)

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Wednesday, September 10, 2025 9:14 AM
To: Testimony
Subject: Bill 25-0064 -- Two Opposition Documents
Attachments: Bill 25-0064 -- Rebuttal of Planning Report.pdf; Bill 25-0064 -- Some Questions.pdf

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To the Land Use Committee:

Attached please find two documents for distribution to the Committee before tomorrow's hearing, and for inclusion in the official bill file.

- Joan Floyd, 2828 N. Howard Street

Leva, Anthony F (City Council)

From: 2ST <shtopping@gmail.com>
Sent: Wednesday, September 10, 2025 9:13 AM
To: Testimony; Torrence, James (City Council); Cohen, Zeke (City Council); Schleifer, Isaac (City Council); Blanchard, Zachary (City Council)
Subject: Bill 25-0064
Attachments: Bill 25-0064.pdf

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City Leaders,

Please submit my testimony for the record.

Respectfully,

Stephen Topping
Federal Hill Resident

Leva, Anthony F (City Council)

From: me@everyactioncustom.com on behalf of Youssef Mahmoud
<me@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:56 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Youssef Mahmoud
33 N Potomac St Baltimore, MD 21224-1336 me@eusseph.org

Leva, Anthony F (City Council)

From: serra.sippel@everyactioncustom.com on behalf of Serra Sippel
<serra.sippel@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:52 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Serra Sippel
21 W Hughes St Baltimore, MD 21230-3843 serra.sippel@gmail.com

Leva, Anthony F (City Council)

From: sethzgold@everyactioncustom.com on behalf of Seth Goldberg
<sethzgold@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 7:17 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Seth Goldberg
614 S Potomac St Baltimore, MD 21224-3907 sethzgold@gmail.com

Leva, Anthony F (City Council)

From: emily.g.raymond@everyactioncustom.com on behalf of Emily McDonnell
<emily.g.raymond@everyactioncustom.com>
Sent: Wednesday, September 10, 2025 2:54 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mrs. Emily McDonnell
117 S Exeter St Baltimore, MD 21202-4501 emily.g.raymond@gmail.com

Leva, Anthony F (City Council)

From: Paul Converse <teklemikel@yahoo.com>
Sent: Tuesday, September 9, 2025 10:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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From: teklemikel@everyactionadvocacy.com <teklemikel@everyactionadvocacy.com> on behalf of Paul Converse <teklemikel@everyactionadvocacy.com>
Sent: Monday, September 8, 2025 8:34 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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Sincerely,
Dr. Paul Converse

601 Stamford Rd Baltimore, MD 21229-2340
teklemikel@yahoo.com

Leva, Anthony F (City Council)

From: jeffreykrum@everyactioncustom.com on behalf of Jeff Krum
<jeffreykrum@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 5:38 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jeff Krum
524 Canton Ct Baltimore, MD 21224-3969
jeffreykrum@hotmail.com

Leva, Anthony F (City Council)

From: Savarese, Brandy (City Council)
Sent: Tuesday, September 9, 2025 5:17 PM
To: Jed Weeks, GRIA Land Use Chair; Testimony
Cc: rdorsey; Gray, Paris (City Council); Blanchard, Zachary (City Council)
Subject: RE: LOS for 25-0062, 25-0064, 25-0065

Thank you, GRIA. I have flagged your message for CM Blanchard's awareness.



Brandy Savarese

Chief of Staff, District 11

[Zac Blanchard, Councilmember](#)

Office: (410) 396-4816

Mobile: (443) 845-9298

[Sign up for our newsletter!](#)

From: Jed Weeks, GRIA Land Use Chair <landuse@griaonline.org>
Sent: Tuesday, September 9, 2025 3:49 PM
To: Testimony <Testimony@baltimorecity.gov>
Cc: rdorsey <Ryan.Dorsey@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>
Subject: LOS for 25-0062, 25-0064, 25-0065

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Please find attached a letter of support for CBs 25- 0062, 0064, and 0065 from the Greater Remington Improvement Association.

The GRIA Land Use Committee met to evaluate these bills for consistency with the Remington Neighborhood Plan on September 3rd and voted unanimously in support. This vote was affirmed by the GRIA Board of Directors this week.

If you have any questions, please let me know.

--

Jed Weeks, Land Use Chair

 **GRIA**
www.griaonline.org

Leva, Anthony F (City Council)

From: Murphy, Louisa <lmurphy@1919ic.com>
Sent: Tuesday, September 9, 2025 4:44 PM
To: Darlene Townsend
Cc: Testimony
Subject: RE: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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It was testimony@baltimorecity.gov – I sent this to that address (in addition to a few others)!

Louisa Murphy
Business Development Officer
1919 Investment Counsel

O: 410-454-3141 | M: 410-963-4829

www.1919ic.com

From: Darlene Townsend <ddtownsend@mac.com>
Sent: Tuesday, September 9, 2025 2:48 PM
To: Murphy, Louisa (1919ic) <lmurphy@1919ic.com>
Subject: Re: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

Thanks for this, Louisa. There was an additional email address given somewhere along the way to have the testimony officially recorded, as I recall. Let me know if you want me to dig that up for you.

Darlene

On Sep 9, 2025, at 11:39 AM, Murphy, Louisa <lmurphy@1919ic.com> wrote:

Dear Honorable Council President Cohen,

Please add my letter (below these comments) to the legislative files for each Bill referenced in the subject. I first sent this letter in July, but for whatever reason, it has yet to be included in the testimony.

Also, I am adding a link, below, to a recent Washington Post article which points out that the “national housing shortage” is actually isolated to three cities (Baltimore is NOT one of them) and that demographics and current construction projects will soon remedy those shortages.
<https://www.washingtonpost.com/opinions/2025/09/01/construction-housing-affordability-yimby-zoning/>

I don't know if you listened to the Planning Commission's recent call on these Bills, but if not, you should know that almost every comment came from someone who first identified themselves as black or brown and then went on to list the ways these Bills will negatively impact them. Many pointed out that disadvantaged neighborhoods will be disproportionately hurt by a Bill pretending to remedy the negative genesis of Single Family Zoning, while actually creating further inequities.

Finally, it's clear that in Baltimore, the only areas where demand exceeds supply are in those zoned R-1A through R-1E. So, rather than dismantling what's actually working, why don't you create more Single Family zones?

My original letter is below. Thank you for adding it to the testimony.

-Louisa

Louisa Murphy
102 Gittings Avenue
Baltimore, Maryland 21212
410-963-4829

From: Murphy, Louisa (1919ic)
Sent: Tuesday, July 15, 2025 5:11 PM
To: Ryan.Dorsey@baltimorecity.gov; Sharon.Middleton@baltimorecity.gov; CouncilPresident@BaltimoreCity.gov; paris.gray@baltimorecity.gov; zachary.blanchard@baltimorecity.gov
Cc: Conway, Mark (City Council) <mark.conway@baltimorecity.gov>
Subject: Opposition to COUNCIL BILL 25-0066

Dear Members of the Baltimore City Council,

I am a longtime resident of the historic Bellona-Gittings neighborhood, and I am writing to express my **strong opposition to City Council Bill 25-0066**, which would allow low-density multifamily dwelling units in areas currently zoned for single-family residences. I also oppose the related Bills 25-0064 and 25-0065, which would eliminate off-street parking requirements and reduce bulk and yard standards.

My family and I have lived on Gittings Avenue for 30 years. We chose this neighborhood specifically because of its single-family zoning, which has helped foster a close-knit, community-oriented environment. Bellona-Gittings experiences very low crime rates and maintains high property values compared to more densely zoned areas of the city.

While I recognize the national shortage of multifamily housing, Baltimore's more pressing issue is the lack of well-maintained, desirable single-family homes. The city already has numerous areas zoned for higher density (R-5 to R-10), making further rezoning unnecessary. Additionally, there are many vacant and abandoned properties already zoned for multifamily use that could be rehabilitated. I urge the Council to focus efforts on revitalizing those areas instead.

Is it the Council's intention to eliminate all areas in Baltimore City zoned exclusively for single-family dwellings? If so, what are the anticipated impacts on property values? It would be reasonable to anticipate values in neighborhoods impacted by your Bill to decline due to increased supply without a corresponding rise in demand—unless demand is artificially inflated by zoning changes that attract financial investors or absentee landlords. In that case, short-term price increases could come at the cost of long-term harm to historic neighborhoods and the communities they support.

The homes in my neighborhood are zoned R1-E and if that is changed to allow for greater density, MANY residents will move to the Country in search of less housing density. Please do NOT pass this terrible Bill #25-0066.

Thank you for your attention to this matter.

Sincerely,
Louisa Murphy
102 Gitting Avenue, Baltimore 21212

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Leva, Anthony F (City Council)

From: Raanan Barach <sbarach@gmail.com>
Sent: Tuesday, September 9, 2025 3:56 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Baltimore City Council Members and Land Use and Transportation Committee,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Raanan Barach
[2722 Guilford Ave Baltimore, MD 21218-4415](https://www.baltimorecity.gov/2722-Guilford-Ave)
sbarach@gmail.com

Leva, Anthony F (City Council)

From: Jed Weeks, GRIA Land Use Chair <landuse@griaonline.org>
Sent: Tuesday, September 9, 2025 3:49 PM
To: Testimony
Cc: rdorsey; Gray, Paris (City Council); Blanchard, Zachary (City Council)
Subject: LOS for 25-0062, 25-0064, 25-0065
Attachments: LOS - 3 Land Use Bills .pdf

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Please find attached a letter of support for CBs 25- 0062, 0064, and 0065 from the Greater Remington Improvement Association.

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If you have any questions, please let me know.

--

Jed Weeks, Land Use Chair



www.griaonline.org

Leva, Anthony F (City Council)

From: Helki Philipsen <philipsen6@gmail.com>
Sent: Tuesday, September 9, 2025 3:16 PM
To: Testimony
Subject: : Support for CB #25-0062, CB #25-0064, CB #25-0065

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I grew up in Baltimore, recently started a family here, and have owned a home in Hunting Ridge since 2020. I strongly support this legislation. Our zoning code is outdated and exclusionary and these changes are much needed. Property owners will always have an interest in maximizing their property value, but it is self-defeating to prioritize Individual gain over the health of the city and our neighbors. This is classic crab pot behavior and it holds our city back.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Helki Sillah
851 Glen Allen Dr Baltimore, MD 21229-1425

Sent from my iPhone

Leva, Anthony F (City Council)

From: sbarach@everyactioncustom.com on behalf of Raanan Barach
<sbarach@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 3:16 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Raanan Barach
2722 Guilford Ave Baltimore, MD 21218-4415 sbarach@gmail.com

Leva, Anthony F (City Council)

From: philipsen6@everyactioncustom.com on behalf of Helki Sillah <philipsen6@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 12:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Helki Sillah
851 Glen Allen Dr Baltimore, MD 21229-1425 philipsen6@gmail.com

Leva, Anthony F (City Council)

From: abeckerfly@everyactioncustom.com on behalf of Abby Becker
<abeckerfly@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 12:29 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Abby Becker
3510 Greenmount Ave Baltimore, MD 21218-2508 abeckerfly@gmail.com

Leva, Anthony F (City Council)

From: Mead, Nancy (City Council)
Sent: Tuesday, September 9, 2025 11:53 AM
To: Office of Council Services
Subject: FW: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066



OFFICE OF COUNCIL SERVICES

Nancy M. Mead
Director
Office of Council Services

100 N. Holliday Street
Baltimore, MD 21202
nancy.mead@baltimorecity.gov

Office: (410) 446-7962
Mobile: (803) 371-6872

From: Murphy, Louisa <lmurphy@1919ic.com>
Sent: Tuesday, September 9, 2025 11:39 AM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Cc: Mead, Nancy (City Council) <Nancy.Mead@baltimorecity.gov>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; neighborhoodsforzoning@gmail.com; Darlene Townsend <ddtownsend@mac.com>
Subject: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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Dear Honorable Council President Cohen,

Please add my letter (below these comments) to the legislative files for each Bill referenced in the subject. I first sent this letter in July, but for whatever reason, it has yet to be included in the testimony.

Also, I am adding a link, below, to a recent Washington Post article which points out that the “national housing shortage” is actually isolated to three cities (Baltimore is NOT one of them) and that demographics and current construction projects will soon remedy those shortages.

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I don't know if you listened to the Planning Commission's recent call on these Bills, but if not, you should know that almost every comment came from someone who first identified themselves as black or brown and then went on to list the ways these Bills will negatively impact them. Many pointed out that disadvantaged

neighborhoods will be disproportionately hurt by a Bill pretending to remedy the negative genesis of Single Family Zoning, while actually creating further inequities.

Finally, it's clear that in Baltimore, the only areas where demand exceeds supply are in those zoned R-1A through R-1E. So, rather than dismantling what's actually working, why don't you create more Single Family zones?

My original letter is below. Thank you for adding it to the testimony.

-Louisa

Louisa Murphy
102 Gittings Avenue
Baltimore, Maryland 21212
410-963-4829

From: Murphy, Louisa (1919ic)
Sent: Tuesday, July 15, 2025 5:11 PM
To: Ryan.Dorsey@baltimorecity.gov; Sharon.Middleton@baltimorecity.gov; CouncilPresident@BaltimoreCity.gov; paris.gray@baltimorecity.gov; zachary.blanchard@baltimorecity.gov
Cc: Conway, Mark (City Council) <mark.conway@baltimorecity.gov>
Subject: Opposition to COUNCIL BILL 25-0066

Dear Members of the Baltimore City Council,

I am a longtime resident of the historic Bellona-Gittings neighborhood, and I am writing to express my **strong opposition to City Council Bill 25-0066**, which would allow low-density multifamily dwelling units in areas currently zoned for single-family residences. I also oppose the related Bills 25-0064 and 25-0065, which would eliminate off-street parking requirements and reduce bulk and yard standards.

My family and I have lived on Gittings Avenue for 30 years. We chose this neighborhood specifically because of its single-family zoning, which has helped foster a close-knit, community-oriented environment. Bellona-Gittings experiences very low crime rates and maintains high property values compared to more densely zoned areas of the city.

While I recognize the national shortage of multifamily housing, Baltimore's more pressing issue is the lack of well-maintained, desirable single-family homes. The city already has numerous areas zoned for higher density (R-5 to R-10), making further rezoning unnecessary. Additionally, there are many vacant and abandoned properties already zoned for multifamily use that could be rehabilitated. I urge the Council to focus efforts on revitalizing those areas instead.

Is it the Council's intention to eliminate all areas in Baltimore City zoned exclusively for single-family dwellings? If so, what are the anticipated impacts on property values? It would be reasonable to anticipate values in neighborhoods impacted by your Bill to decline due to increased supply without a corresponding rise

in demand—unless demand is artificially inflated by zoning changes that attract financial investors or absentee landlords. In that case, short-term price increases could come at the cost of long-term harm to historic neighborhoods and the communities they support.

The homes in my neighborhood are zoned R1-E and if that is changed to allow for greater density, MANY residents will move to the Country in search of less housing density. Please do NOT pass this terrible Bill #25-0066.

Thank you for your attention to this matter.

Sincerely,

Louisa Murphy

102 Gitting Avenue, Baltimore 21212

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Leva, Anthony F (City Council)

From: Murphy, Louisa <lmurphy@1919ic.com>
Sent: Tuesday, September 9, 2025 11:50 AM
To: Testimony
Cc: Cohen, Zeke (City Council)
Subject: FW: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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Please include the letter below in the testimony for these Bills.

Thanks,

Louisa Murphy

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Sent: Tuesday, September 9, 2025 11:46 AM
To: Murphy, Louisa (1919ic) <lmurphy@1919ic.com>
Subject: Re: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,

Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: Murphy, Louisa <lmurphy@1919ic.com>
Sent: Tuesday, September 9, 2025 11:39 AM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Cc: Mead, Nancy (City Council) <Nancy.Mead@baltimorecity.gov>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; neighborhoodsforzoning@gmail.com <neighborhoodsforzoning@gmail.com>; Darlene Townsend <ddtownsend@mac.com>
Subject: Personal Opposition to City Council Bills #25-0064, #25-0065 & #25-0066

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102 Gittings Avenue
Baltimore, Maryland 21212
410-963-4829

From: Murphy, Louisa (1919ic)
Sent: Tuesday, July 15, 2025 5:11 PM
To: Ryan.Dorsey@baltimorecity.gov; Sharon.Middleton@baltimorecity.gov; CouncilPresident@BaltimoreCity.gov; paris.gray@baltimorecity.gov; zachary.blanchard@baltimorecity.gov

Cc: Conway, Mark (City Council) <mark.conway@baltimorecity.gov>

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Thank you for your attention to this matter.

Sincerely,
Louisa Murphy
102 Gitting Avenue, Baltimore 21212

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Leva, Anthony F (City Council)

From: Joshua Black <jjblack91@gmail.com>
Sent: Tuesday, September 9, 2025 11:48 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

If Baltimore wants to grow, it has to be a place where young families can put down roots. Bill #25-0062 moves us in that direction—allowing more flexible building designs that can actually fit multiple bedrooms and bring in more light and airflow. Families shouldn't have to leave the city just to find livable space.

Our zoning rules are also stuck in the past. Most of our housing was built before the current bulk and yard requirements, and those rules now block the diversity of housing types the city needs. Bill #25-0064 would fix that, making it possible to build both bigger and smaller homes. That flexibility means more choices for households across incomes and life stages, and more neighborhoods where people can actually find the kind of housing they need.

And then there's parking. Right now, outdated minimums drive up housing costs, even for residents who don't own cars. Worse, they swallow up land that could go to housing or local businesses, replacing walkable streets with car storage. Bill #25-0065 would put an end to these arbitrary requirements and let builders and homeowners decide what parking is actually needed. Cities that have done this are already seeing lower housing costs, more walkable neighborhoods, and stronger small business districts.

These three bills aren't just common sense—they're aligned with Baltimore's own comprehensive plan. Together, they're a real chance to make the city more affordable, more walkable, and more welcoming to families.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Joshua Black
Baltimore, MD 21230
jjblack91@gmail.com

Leva, Anthony F (City Council)

From: jjblack91@everyactioncustom.com on behalf of Joshua Black <jjblack91@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 11:42 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

If Baltimore wants to grow, it has to be a place where young families can put down roots. Bill #25-0062 moves us in that direction—allowing more flexible building designs that can actually fit multiple bedrooms and bring in more light and airflow. Families shouldn't have to leave the city just to find livable space.

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These three bills aren't just common sense—they're aligned with Baltimore's own comprehensive plan. Together, they're a real chance to make the city more affordable, more walkable, and more welcoming to families.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Joshua Black
1110 Key Hwy Unit 419 Baltimore, MD 21230-5038 jjblack91@gmail.com

Leva, Anthony F (City Council)

From: imessien@everyactioncustom.com on behalf of Ime Essien
<imessien@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 10:10 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ime Essien
338 E University Pkwy Baltimore, MD 21218-2960 imessien@gmail.com

Leva, Anthony F (City Council)

From: Lynnsey O'Rourke <lynnseyeorourke@gmail.com>
Sent: Tuesday, September 9, 2025 9:53 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Lynnsey O'Rourke
2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804
lynnseyeorourke@gmail.com

Leva, Anthony F (City Council)

From: Graham Coreil-Allen <graham@grahamprojects.com>
Sent: Tuesday, September 9, 2025 9:36 AM
To: Testimony; Cohen, Zeke (City Council)
Cc: Jed Weeks; rdorsey
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I am a public artist and placemaker living and working in Central and West Baltimore. I support this legislation! We need more housing and less costly parking to ensure Baltimore stays as affordable as possible for all working people, including artists like me and my team at Graham Projects.

We recently moved our headquarters to a warehouse in Station North that was a weird zone that should frankly not exist, Office-Residential. This OR zone encumbered our building with parking minimums and by right only allowed us to build less than four apartments. In order to make affordable artist work space and workforce housing, we need to get the parking minimums dropped and allowable density increased. We earned the support of the Charles North Community Association and the Greenmount West Community Association and with their endorsements the BMZA relieved us of the parking requirements and allowed us to build eight apartments.

This density bonus and parking relief make our development financially work. If we had been required to somehow find off-street parking and only built 3 huge apartments, the project would not have been financially viable and this warehouse would still be vacant. Thanks to the successful appeal, a formerly vacant building is now home to eight new apartments renting at 80% AMI, and one art company with a 10 year affordable lease.

I urge the Baltimore City Council to drop parking minimums all together so more infill development can happen!

I also agree with the other positions outlined by Bikemore:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different

incomes and needs to live in more neighborhoods.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Graham Coreil-Allen
Public Artist & Founding Principal, Graham Projects
101 E Trenton Street, Suite A, Baltimore, MD 21202

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Graham Coreil-Allen, he/him
Public Artist & Placemaker
grahamprojects.com
graham@grahamprojects.com
[443-827-8806](tel:443-827-8806)

Leva, Anthony F (City Council)

From: Mark Treadwell <mark.treadwell@gmail.com>
Sent: Tuesday, September 9, 2025 9:38 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Members of the City Council,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Mark Treadwell
1835 Jackson St Baltimore, MD 21230-4737
mark@thetreadwells.com

--

-mT-

Leva, Anthony F (City Council)

From: Jonathan Braymer <j.braymer@gmail.com>
Sent: Tuesday, September 9, 2025 9:33 AM
To: Testimony
Subject: Testimony

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jonathan Braymer
3134 Berkshire Rd Baltimore, MD 21214-3404
j.braymer@gmail.com

Leva, Anthony F (City Council)

From: f.furstenberg@everyactioncustom.com on behalf of Francois Furstenberg
<f.furstenberg@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 9:26 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Francois Furstenberg
2105 E Baltimore St Baltimore, MD 21231-2039 f.furstenberg@jhu.edu

Leva, Anthony F (City Council)

From: basketman1@everyactioncustom.com on behalf of George Frazier <basketman1@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 9:23 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr George Frazier
424 S Dallas St Baltimore, MD 21231-2325 basketman1@gmail.com

Leva, Anthony F (City Council)

From: basketman1@everyactioncustom.com on behalf of George Frazier <basketman1@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 9:21 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make , Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr George Frazier
424 S Dallas St Baltimore, MD 21231-2325 basketman1@gmail.com

Leva, Anthony F (City Council)

From: carter.t.reitman@everyactioncustom.com on behalf of Carter Reitman
<carter.t.reitman@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 8:36 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Carter Reitman
28 N Curley St Baltimore, MD 21224-1329 carter.t.reitman@gmail.com

Leva, Anthony F (City Council)

From: vegan47@everyactioncustom.com on behalf of Kristen Boss <vegan47@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 8:32 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Kristen Boss
1468 Redfern Ave Baltimore, MD 21211-1529 vegan47@yahoo.com

Leva, Anthony F (City Council)

From: cfurellis@everyactioncustom.com on behalf of Charlie Furellis
<cfurellis@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 8:17 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Charlie Furellis
3241 Chestnut Ave Baltimore, MD 21211-2718 cfurellis@gmail.com

Leva, Anthony F (City Council)

From: agaynor12@everyactioncustom.com on behalf of Adam Gaynor <agaynor12@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 8:16 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Adam Gaynor
1100 Weldon Ave Baltimore, MD 21211-1645 agaynor12@gmail.com

Leva, Anthony F (City Council)

From: davidpgrosso@everyactioncustom.com on behalf of David Grosso
<davidpgrosso@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 8:15 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. David Grosso
21 W Hughes St Baltimore, MD 21230-3843 davidpgrosso@gmail.com

Leva, Anthony F (City Council)

From: Daniel Saragnese <daniel.saragnese@gmail.com>
Sent: Tuesday, September 9, 2025 6:51 AM
To: Testimony; Cohen, Zeke (City Council)
Subject: Fwd: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Daniel Saragnese
3929 Cloverhill Rd Baltimore, MD 21218-1708
daniel.saragnese@gmail.com

Leva, Anthony F (City Council)

From: celsoguitian61@everyactioncustom.com on behalf of Celso Guitian <celsoguitian61@everyactioncustom.com>
Sent: Tuesday, September 9, 2025 4:46 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Celso Guitian

2103 E Baltimore St Baltimore, MD 21231-2039 celsoguitian61@gmail.com

Leva, Anthony F (City Council)

From: amcozzolino@everyactioncustom.com on behalf of Aubrey Cozzolino
<amcozzolino@everyactioncustom.com>
Sent: Monday, September 8, 2025 11:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Greetings,

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Aubrey Cozzolino
1050 W Fayette St Baltimore, MD 21223-1931 amcozzolino@gmail.com

Leva, Anthony F (City Council)

From: mfjrunbike@everyactioncustom.com on behalf of Mark Johnson
<mfjrunbike@everyactioncustom.com>
Sent: Monday, September 8, 2025 11:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

My wife and I have received moved to Baltimore and having a walkable, affordable, and safe neighborhood to essential to our quality of life.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Mark Johnson
4402 Roland Ave Baltimore, MD 21210-2705 mfjrunbike@gmail.com

Leva, Anthony F (City Council)

From: mark@everyactioncustom.com on behalf of Mark Treadwell
<mark@everyactioncustom.com>
Sent: Monday, September 8, 2025 10:30 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Mark Treadwell
1835 Jackson St Baltimore, MD 21230-4737 mark@thetreadwells.com

Leva, Anthony F (City Council)

From: jenthien@everyactioncustom.com on behalf of Jennifer Thien
<jenthien@everyactioncustom.com>
Sent: Monday, September 8, 2025 9:31 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I think one of the best ways to make the city more affordable is to reduce car dependency and encourage public transportation and other transportation alternatives. Cars are a huge expense.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Jennifer Thien
259 S Ellwood Ave Baltimore, MD 21224-2211 jenthien@gmail.com

Leva, Anthony F (City Council)

From: lynnseyeorourke@everyactioncustom.com on behalf of Lynnsey O'rourke
<lynnseyeorourke@everyactioncustom.com>
Sent: Monday, September 8, 2025 8:52 PM
To: Testimony
Subject: Oppose the Jones Falls Transfer Station proposal, especially without safety improvements

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Dear City Council Testimony,

I am writing in opposition to the city's proposal to relocate the Sisson Street Transfer Facility to the Potts & Callahan site along Falls Road in the Jones Falls Valley.

For years, the Mayor's Office and the Baltimore City Department of Transportation have made promises for improvements to this corridor that would make it safe for people of all ages and abilities to walk and bike from Maryland Avenue all the way to Union Avenue.

These promises included:

- 1) Widening the Jones Falls Trail to high quality trail standards between Maryland Avenue and the Round Falls switchbacks, as the trail along this section is below minimum trail width standards. Part of this proposal is currently in planning as part of the Jones Falls Gateway project.
- 2) Maintaining the closure to through traffic north of the Potts and Callahan site. This commitment was made by Mayor Scott in his first term to the Greater Remington Improvement Association to expand safe outdoor recreational space during the pandemic. Unfortunately, the commitment was broken and the road reopened. Baltimore City Department of Transportation was subsequently instructed to produce several designs including restoration of that traffic diverter, which were presented to the community with an anticipated installation timeline of 12 months. No improvements were installed.
- 3) Conversion of a small section of Falls Road and Clipper Mill Road to one-way, which would allow installation of a walking and biking sidepath on the most dangerous and narrow section of the corridor.

All three of these unrealized improvements--improvements already promised by the administration--are necessary to make the corridor safe and accessible to people of all ages and abilities walking and biking TODAY. Potential introduction of increased truck and personal vehicle traffic to the corridor with a relocation of the Sisson Street Transfer Facility makes all of these improvements even more urgent and necessary.

It's important to note that these improvements would not restrict vehicle access to any businesses or residences along the corridor. All would still be accessible by car, and via the routes currently most commonly used to access those residences and businesses. The only thing this proposal would do is prevent the most dangerous behavior on the corridor: through speeding by drivers seeking to avoid the JFX.

There is no safe path to relocation of the transfer facility to the Jones Falls Valley without all three of these improvements being installed in advance of or concurrently with relocation. Anyone supporting relocation without committing to these improvements is endorsing a plan that will injure and kill pedestrians and bicyclists.

I do not believe the proposed relocation site is a good one, but I urge you to commit to these improvements regardless of the outcome of the relocation proposal.

Sincerely,

Ms. Lynnsey O'rourke

2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804 lynnseyeorourke@gmail.com

(443) 980-1414

Leva, Anthony F (City Council)

From: lynnseyeorourke@everyactioncustom.com on behalf of Lynnsey ORourke
<lynnseyeorourke@everyactioncustom.com>
Sent: Monday, September 8, 2025 8:50 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Lynnsey ORourke

2115 Saint Paul St Apt 3 Baltimore, MD 21218-5804 lynnseyeorourke@gmail.com

Leva, Anthony F (City Council)

From: rich.reis1@everyactioncustom.com on behalf of Richard Reis <rich.reis1@everyactioncustom.com>
Sent: Monday, September 8, 2025 8:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Richard Reis
103 W 39th St Apt A2 Baltimore, MD 21210-3162 rich.reis1@gmail.com

Leva, Anthony F (City Council)

From: teklemikel@everyactioncustom.com on behalf of Paul Converse
<teklemikel@everyactioncustom.com>
Sent: Monday, September 8, 2025 8:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Paul Converse
601 Stamford Rd Baltimore, MD 21229-2340 teklemikel@yahoo.com

Leva, Anthony F (City Council)

From: kjdowdle@everyactioncustom.com on behalf of Kevin Dowdle
<kjdowdle@everyactioncustom.com>
Sent: Monday, September 8, 2025 8:14 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

We need more housing and fewer parking spaces! These bills will encourage development and will encourage people to use better transportation methods like busses, bikes, light rail, scooters, etc

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Kevin Dowdle
3902 Fait Ave Baltimore, MD 21224-4331
kjdowdle@gmail.com

Leva, Anthony F (City Council)

From: j.braymer@everyactioncustom.com on behalf of Jonathan Braymer
<j.braymer@everyactioncustom.com>
Sent: Monday, September 8, 2025 7:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jonathan Braymer
3134 Berkshire Rd Baltimore, MD 21214-3404 j.braymer@gmail.com

Leva, Anthony F (City Council)

From: jlemke17@everyactioncustom.com on behalf of Jill Lemke <jlemke17@everyactioncustom.com>
Sent: Monday, September 8, 2025 7:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jill Lemke
1230 Northview Rd Baltimore, MD 21218-1443 jlemke17@mac.com

Leva, Anthony F (City Council)

From: corainjuly@everyactioncustom.com on behalf of Coraline Karim
<corainjuly@everyactioncustom.com>
Sent: Monday, September 8, 2025 7:19 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Coraline Karim
318 S Regester St Baltimore, MD 21231-2417 corainjuly@gmail.com

Leva, Anthony F (City Council)

From: unklewalter@everyactioncustom.com on behalf of Jessie Unterhalter
<unklewalter@everyactioncustom.com>
Sent: Monday, September 8, 2025 7:11 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Jessie Unterhalter
415 W 28th St Baltimore, MD 21211-3027
unklewalter@gmail.com

Leva, Anthony F (City Council)

From: arholt2@everyactioncustom.com on behalf of Alex Holt <arholt2@everyactioncustom.com>
Sent: Monday, September 8, 2025 6:51 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Alex Holt
1190 W Northern Pkwy Apt 416 Baltimore, MD 21210-1453 arholt2@comcast.net

Leva, Anthony F (City Council)

From: creaston@everyactioncustom.com on behalf of Claudia Easton
<creaston@everyactioncustom.com>
Sent: Monday, September 8, 2025 6:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Claudia Easton
1208 E 35th St Baltimore, MD 21218-3030 creaston@bcps.k12.md.us

Leva, Anthony F (City Council)

From: graham@everyactioncustom.com on behalf of Graham Coreil-Allen
<graham@everyactioncustom.com>
Sent: Monday, September 8, 2025 6:32 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I am a public artist and placemaker living and working in Central and West Baltimore. I support this legislation! We need more housing and less costly parking to ensure Baltimore stays as affordable as possible for all working people, including artists like me and my team at Graham Projects.

We recently moved our headquarters to a warehouse in Station North that was a weird zone that should frankly not exist, Office-Residential. This OR zone encumbered our building with parking minimums and by right only allowed us to build less than four apartments. In order to make affordable artist work space and workforce housing, we need to get the parking minimums dropped and allowable density increase. We earned the support of the Charles North Community Association and the Greenmount West Community Association and with their endorsements the BMZA relieved us of the parking requirements and allowed us to build eight apartments.

This density bonus and parking relief make our development financially work. If we had been required to somehow find off-street parking and only built 3 huge apartments, the project would not have been financially viable and this warehouse would still be vacant. Thanks to the successful appeal, a formerly vacant building is now home to eight new apartments renting at 80% AMI, and one art company with a 10 year affordable lease.

Now make drop parking minimums all together so more infill development can happen!

I also agree with the other positions outlined by Bikemore:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Graham Coreil-Allen

3210 Auchentoroly Ter Baltimore, MD 21217-1949 graham@grahamprojects.com

Leva, Anthony F (City Council)

From: bouches@everyactioncustom.com on behalf of christopher hadley
<bouches@everyactioncustom.com>
Sent: Monday, September 8, 2025 6:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
christopher hadley
3332 Beech Ave Baltimore, MD 21211-2606 bouches@gmail.com

Leva, Anthony F (City Council)

From: ntg5040psu@everyactioncustom.com on behalf of Nate Golden
<ntg5040psu@everyactioncustom.com>
Sent: Monday, September 8, 2025 5:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Nate Golden
147 N Luzerne Ave Baltimore, MD 21224-1148 ntg5040psu@gmail.com

Leva, Anthony F (City Council)

From: scottmessenger@everyactioncustom.com on behalf of Scott Ames-Messinger
<scottmessenger@everyactioncustom.com>
Sent: Monday, September 8, 2025 4:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Scott Ames-Messinger
2503 Linden Ave Baltimore, MD 21217-4558 scottmessenger@gmail.com

Leva, Anthony F (City Council)

From: garygillespie80@everyactioncustom.com on behalf of Gary Gillespie <garygillespie80@everyactioncustom.com>
Sent: Monday, September 8, 2025 4:47 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Gary Gillespie

3206 Montebello Ter Baltimore, MD 21214-3323 garygillespie80@gmail.com

Leva, Anthony F (City Council)

From: alvarosaltoweis@everyactioncustom.com on behalf of Alvaro Morales
<alvarosaltoweis@everyactioncustom.com>
Sent: Monday, September 8, 2025 4:15 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Alvaro Morales

3516 Foundry Mews Baltimore, MD 21211-1472 alvarosaltoweis@gmail.com

Leva, Anthony F (City Council)

From: tcimunn@everyactioncustom.com on behalf of Tim Munn
<tcimunn@everyactioncustom.com>
Sent: Monday, September 8, 2025 4:13 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Tim Munn
315 E 31st St Baltimore, MD 21218-3405
tcimunn@gmail.com

Leva, Anthony F (City Council)

From: ebkurtz@everyactioncustom.com on behalf of Elliott Kurtz
<ebkurtz@everyactioncustom.com>
Sent: Monday, September 8, 2025 4:07 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Elliott Kurtz
400 W 28th St Baltimore, MD 21211-3026
ebkurtz@gmail.com

Leva, Anthony F (City Council)

From: jonmarchione@everyactioncustom.com on behalf of Jon Marchione
<jonmarchione@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Jon Marchione

3627 Buena Vista Ave Baltimore, MD 21211-1931 jonmarchione@gmail.com

Leva, Anthony F (City Council)

From: Matthew Bleakney <mbleak37@gmail.com>
Sent: Monday, September 8, 2025 3:45 PM
To: Testimony
Subject: Matthew Bleakney Comments on Bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Matthew Bleakney
101 E Wells St Baltimore, MD 21230-4849
mbleak37@gmail.com

Leva, Anthony F (City Council)

From: mrshophoop@everyactioncustom.com on behalf of Patricia White
<mrshophoop@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:43 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Patricia White
2200 E Lombard St Baltimore, MD 21231-2060 mrshophoop@hotmail.com

Leva, Anthony F (City Council)

From: Jonathon Poliszuk <jonpoliszuk@gmail.com>
Sent: Monday, September 8, 2025 3:39 PM
To: Testimony
Subject: Support bills #25-0062, #25-0064, and #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jonathon Poliszuk
614 E 35th St Baltimore, MD 21218-2927
jonpoliszuk@gmail.com

Leva, Anthony F (City Council)

From: samantharick@everyactioncustom.com on behalf of Samantha Rick
<samantharick@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Samantha Rick
805 W 38th St Baltimore, MD 21211-2203
samantharick@gmail.com

Leva, Anthony F (City Council)

From: o.d.larson@everyactioncustom.com on behalf of Owen Larson
<o.d.larson@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Owen Larson
2027 Madison Ave Baltimore, MD 21217-3861 o.d.larson@gmail.com

Leva, Anthony F (City Council)

From: jennifer.marie.yukna@everyactioncustom.com on behalf of Jennifer Yukna
<jennifer.marie.yukna@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jennifer Yukna
5207 Catalpha Rd Baltimore, MD 21214-2102 jennifer.marie.yukna@gmail.com

Leva, Anthony F (City Council)

From: gsb@everyactioncustom.com on behalf of George Bova
<gsb@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:19 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
George Bova
1000 Fell St Apt 212 Baltimore, MD 21231-3530 gsb@telamon1.us

Leva, Anthony F (City Council)

From: ellene4pj@everyactioncustom.com on behalf of Ellen E Barfield
<ellene4pj@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:18 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, bikeability, affordability, and small business climate as a result. More concentrated housing helps people live without a car and without the extra land need, paving over of greenspace, and extra pollution cars bring, along with high financial impacts, as I have for the over 28 years I have lived in the Hampden neighborhood of Baltimore. Yes we need more and better mass transit, but NOT more parking or more cars.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Ellen E Barfield
814 Powers St Baltimore, MD 21211-2510
ellene4pj@yahoo.com

Leva, Anthony F (City Council)

From: acazier@everyactioncustom.com on behalf of Andrew Cazier
<acazier@everyactioncustom.com>
Sent: Monday, September 8, 2025 3:13 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Andrew Cazier
2735 Huntingdon Ave Baltimore, MD 21211-3013 acazier@gmail.com

Leva, Anthony F (City Council)

From: kmr2223@everyactioncustom.com on behalf of Katrina Rodriguez <kmr2223@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:58 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

We don't need more paved parking to increase the heat, congestion, and pollution of our city. We need more SAFE walkable and bikable neighborhoods and connections. I have said this before, but if my family and I ever decide to leave Baltimore, it will be due to it's car-centric, traffic heavy, pedestrian/bike/public transportation unfriendly nature. The city has made great strides in these areas in the past five years, with more protected bike lanes in particular. Bills #25-0064 and -0065 will add to that progress.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Katrina Rodriguez
209 W 27th St Baltimore, MD 21211-3002
kmr2223@cumc.columbia.edu

Leva, Anthony F (City Council)

From: dazzfashion@everyactioncustom.com on behalf of Derrius Cropper
<dazzfashion@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:54 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Derrius Cropper
203 W Read St Baltimore, MD 21201-4942
dazzfashion@gmail.com

Leva, Anthony F (City Council)

From: liz.flyntz@everyactioncustom.com on behalf of Elizabeth Flyntz
<liz.flyntz@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:52 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I live in walkable downtown and want to encourage this area to become more populated.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Elizabeth Flyntz
22 W Chase St Baltimore, MD 21201-5405
liz.flyntz@gmail.com

Leva, Anthony F (City Council)

From: omaille sean@everyactioncustom.com on behalf of Sean O'Maille
<omaille sean@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:49 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Sean O'Maille
1404 Union Ave Baltimore, MD 21211-1905 omaille sean@gmail.com

Leva, Anthony F (City Council)

From: dmerguerian@everyactioncustom.com on behalf of Dawn Merguerian
<dmerguerian@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:48 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Dawn Merguerian
815 Hollins St Baltimore, MD 21201-1003 dmerguerian@yahoo.com

Leva, Anthony F (City Council)

From: ted@everyactioncustom.com on behalf of Winstead Rouse
<ted@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:43 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Winstead Rouse
1527 Lancaster St Baltimore, MD 21231-3322 ted@heal-thy-planet.com

Leva, Anthony F (City Council)

From: Mark Armbruster <markwithnohair@gmail.com>
Sent: Monday, September 8, 2025 2:32 PM
To: Testimony
Subject: Fwd: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

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From: markwithnohair@everyactionadvocacy.com <markwithnohair@everyactionadvocacy.com> on behalf of Mark Armbruster <markwithnohair@everyactionadvocacy.com>
Sent: Monday, September 8, 2025 1:02 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Mark Armbruster
4416 Eastway Baltimore, MD 21218-1101
markwithnohair@gmail.com

On September 8, 2025 at 2:21:02 PM, Cohen, Zeke (City Council) (zeke.cohen@baltimorecity.gov) wrote:

Good afternoon,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

Leva, Anthony F (City Council)

From: louisew@everyactioncustom.com on behalf of Louise Wright
<louisew@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:32 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Louise Wright
3202 Montebello Ter Baltimore, MD 21214-3323 louisew@gmail.com

Leva, Anthony F (City Council)

From: Chad Epler <cjeahc@gmail.com>
Sent: Monday, September 8, 2025 2:30 PM
To: Testimony
Subject: Fw: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Chad Epler
2916 Dillon St Baltimore, MD 21224-4832
cjeahc@gmail.com

Leva, Anthony F (City Council)

From: Andrew Dupuy <drewdupuy@gmail.com>
Sent: Monday, September 8, 2025 2:29 PM
To: Testimony; rdorsey; Middleton, Sharon (City Council); Blanchard, Zachary (City Council); Gray, Paris (City Council); Bullock, John (City Council); Porter, Phylicia R.L. (City Council); Phil Lovegren
Cc: Brandon M Scott; City Council President; Torrence, James (City Council); matt.hugel@midtowncommunity.org
Subject: Support the Housing Options and Opportunity Act

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In re:

25-0062: would allow a single exit from new construction of a multi-unit building with six or fewer stories (hearing: 9/18)

25-0064: would allow buildings to cover more of a lot under bulk and yard requirements (hearing: 9/11)

25-0065: would eliminate off-street parking requirements (hearing: 9/11)

Position: Favor all

Dear Chair Dorsey, Vice Chair Middleton, and members of the Land Use and Transportation Committee:

As owners of a house in Bolton Hill, we strongly support the entire slate of bills in the Housing Options and Opportunity Act, including the three bills before your committee this month.

Cities, and central-city neighborhoods like ours that are located near public transit and job opportunities, need more density and a variety of affordable and accessible housing styles. (Not everyone can afford to buy and maintain 2,400-6,000 sf rowhouses that are so common in Bolton Hill and surrounding neighborhoods like Madison Park/Marble Hill and Reservoir Hill.) These five bills promote that worthy goal.

We particularly like 25-0065, the Spaces for People act, which would eliminate off-street parking requirements. Minimum Parking Requirements have a pernicious effect on walkability, bikeability, and transit viability; more surface parking detracts from neighborhood appeal and quality of life, and -- as additional impervious cover -- it also adversely affects waterways (like Chesapeake Bay) by increasing polluted runoff and increased the "heat island" effect. Parking also drives up the cost of housing.

Moreover, using Minimum Parking Requirements -- a transportation-related policy that induces more car-dependency -- is an inappropriate and inelegant proxy tool to achieve some neighborhoods' housing goals.

Single-stair reform (25-0062) is a concept that is sweeping cities around the U.S. Single-stair is allowed in Europe and elsewhere in the world, with no impact on fire safety. It allows more units to be built on the same-sized lot, and allows for more creativity to build nicer units. We have lived in multiple single-stair apartments abroad that, despite being located mid-block, afforded windows on the front and back of the building and via central courtyards/light shafts for more sunlight, more cross-ventilation, better floor plans, etc. than would have been possible under a two-stair requirement.

More neighbors and more density would support more local businesses within neighborhoods like ours. It would better serve the city and its residents by offering more housing options for more people.

Thank you very much for your consideration.

Sincerely,
Andrew Dupuy
Philip Lovegren
147 W. Lafayette Ave.
Baltimore, MD 21217
(410) 513-9062 m

cc: Mayor; City Council President; Bolton Hill councilmember Torrence; Midtown Baltimore VP of Economic Development

Leva, Anthony F (City Council)

From: akamilanbrown@everyactioncustom.com on behalf of Milan Brown
<akamilanbrown@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:26 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Milan Brown
606 Jasper St Baltimore, MD 21201-1916
akamilanbrown@gmail.com

Leva, Anthony F (City Council)

From: daniel.saragnese@everyactioncustom.com on behalf of Daniel Saragnese
<daniel.saragnese@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Daniel Saragnese
3929 Cloverhill Rd Baltimore, MD 21218-1708 daniel.saragnese@gmail.com

Leva, Anthony F (City Council)

From: samuel.haines.young@everyactioncustom.com on behalf of Samuel Young
<samuel.haines.young@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Samuel Young
215 Presstman St Baltimore, MD 21217-4358 samuel.haines.young@gmail.com

Leva, Anthony F (City Council)

From: Alisha Griffin <alishgriff@gmail.com>
Sent: Monday, September 8, 2025 2:21 PM
To: Testimony
Subject: Fw: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Sent: Monday, September 8, 2025 2:18:47 PM
To: alishgriff@gmail.com <alishgriff@gmail.com>
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065

Good afternoon,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: alishgriff@everyactionadvocacy.com <alishgriff@everyactionadvocacy.com> on behalf of Eli Griffin <alishgriff@everyactionadvocacy.com>
Sent: Monday, September 8, 2025 1:26 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mx Eli Griffin
11 E Chase St Apt T02 Baltimore, MD 21202-3595
alishgriff@gmail.com

Leva, Anthony F (City Council)

From: guillaume.foutry@everyactioncustom.com on behalf of Guillaume Foutry
<guillaume.foutry@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:21 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Guillaume Foutry
310 E 27th St Baltimore, MD 21218-4413
guillaume.foutry@gmail.com

Leva, Anthony F (City Council)

From: Keonte Sampson <keontes01@gmail.com>
Sent: Monday, September 8, 2025 2:20 PM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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----- Forwarded message -----

From: keontes01@everyactionadvocacy.com <keontes01@everyactionadvocacy.com> on behalf of Keonte Sampson <keontes01@everyactionadvocacy.com>
Sent: Monday, September 8, 2025 1:38 PM
To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass

Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Keonte Sampson

[1703 Heathfield Rd Baltimore, MD 21239-3712](#)

keontes01@gmail.com

Leva, Anthony F (City Council)

From: mbleak37@everyactioncustom.com on behalf of Matthew Bleakney <mbleak37@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:19 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Matthew Bleakney
101 E Wells St Baltimore, MD 21230-4849 mbleak37@gmail.com

Leva, Anthony F (City Council)

From: mstarnesai@everyactioncustom.com on behalf of Michael Starnes
<mstarnesai@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:18 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Michael Starnes
1334 Webster St Baltimore, MD 21230-4740 mstarnesai@icloud.com

Leva, Anthony F (City Council)

From: derricanlane@everyactioncustom.com on behalf of Derrica Lane
<derricanlane@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:18 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Derrica Lane
2224 Mount Royal Ter Baltimore, MD 21217-4810 derricanlane@gmail.com

Leva, Anthony F (City Council)

From: Dytania_Cannady@everyactioncustom.com on behalf of Dytania Cannady
<Dytania_Cannady@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:13 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Dytania Cannady

1030 Patapsco St Baltimore, MD 21230-4020 Dytania_Cannady@yahoo.com

Leva, Anthony F (City Council)

From: cjeahc@everyactioncustom.com on behalf of Chad Epler
<cjeahc@everyactioncustom.com>
Sent: Monday, September 8, 2025 2:04 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Chad Epler
2916 Dillon St Baltimore, MD 21224-4832 cjeahc@gmail.com

Leva, Anthony F (City Council)

From: schiwyn@everyactioncustom.com on behalf of Nick Schiwy
<schiwyn@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Nick Schiwy
2931 Hudson St Baltimore, MD 21224-4839 schiwyn@gmail.com

Leva, Anthony F (City Council)

From: jane.backert@everyactioncustom.com on behalf of Jane Backert
<jane.backert@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Jane Backert
3209 Mary Ave Baltimore, MD 21214-2016
jane.backert@gmail.com

Leva, Anthony F (City Council)

From: keontes01@everyactioncustom.com on behalf of Keonte Sampson <keontes01@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:38 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Keonte Sampson
1703 Heathfield Rd Baltimore, MD 21239-3712 keontes01@gmail.com

Leva, Anthony F (City Council)

From: alishgriff@everyactioncustom.com on behalf of Eli Griffin
<alishgriff@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:26 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mx Eli Griffin
11 E Chase St Apt T02 Baltimore, MD 21202-3595 alishgriff@gmail.com

Leva, Anthony F (City Council)

From: rmeckel93@everyactioncustom.com on behalf of Rianna Eckel <rmeckel93@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:21 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ms. Rianna Eckel
2300 Hunter St Baltimore, MD 21218-5208 rmeckel93@gmail.com

Leva, Anthony F (City Council)

From: honeycuttje11@everyactioncustom.com on behalf of Timesheet Honeycutt
<honeycuttje11@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:16 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Timesheet Honeycutt
1717 Windemere Ave Baltimore, MD 21218-3029 honeycuttje11@gmail.com

Leva, Anthony F (City Council)

From: abensorek@everyactioncustom.com on behalf of Ariel Ben-Sorek
<abensorek@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:12 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ariel Ben-Sorek
2602 Gage Ct Baltimore, MD 21209-3248
abensorek@gmail.com

Leva, Anthony F (City Council)

From: mike.shank@everyactioncustom.com on behalf of Michael Shank
<mike.shank@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:10 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mx. Michael Shank
3153 Tilden Dr Baltimore, MD 21211-2744 mike.shank@gmail.com

Leva, Anthony F (City Council)

From: ianwysham@everyactioncustom.com on behalf of Ian Wysham
<ianwysham@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:07 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ian Wysham
3007 Huntingdon Ave Baltimore, MD 21211-2826 ianwysham@icloud.com

Leva, Anthony F (City Council)

From: jwingfield11@everyactioncustom.com on behalf of Catherine Grogan <jwingfield11@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:05 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Catherine Grogan
622 S Milton Ave Baltimore, MD 21224-3752 jwingfield11@gmail.com

Leva, Anthony F (City Council)

From: anmuessig@everyactioncustom.com on behalf of Anna Muessig
<anmuessig@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:05 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Anna Muessig
4212 Wickford Rd Baltimore, MD 21210-2930 anmuessig@gmail.com

Leva, Anthony F (City Council)

From: cassandra_kasparian@everyactioncustom.com on behalf of Cassandra Kasparian
<cassandra_kasparian@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:03 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Cassandra Kasparian
2803 Halcyon Ave Baltimore, MD 21214-2536 cassandra_kasparian@hotmail.com

Leva, Anthony F (City Council)

From: andrew.f.young@everyactioncustom.com on behalf of ANDREW YOUNG
<andrew.f.young@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. ANDREW YOUNG

3612 Malden Ave Baltimore, MD 21211-1318 andrew.f.young@gmail.com

Leva, Anthony F (City Council)

From: markwithnohair@everyactioncustom.com on behalf of Mark Armbruster
<markwithnohair@everyactioncustom.com>
Sent: Monday, September 8, 2025 1:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Mark Armbruster
4416 Eastway Baltimore, MD 21218-1101
markwithnohair@gmail.com

Leva, Anthony F (City Council)

From: thohara230@everyactioncustom.com on behalf of Terence OHara <thohara230@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:53 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

Baltimore needs to create more affordable and accessible housing supply if it wants to grow. This is one way to do that.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Terence OHara

1419 Bolton St Baltimore, MD 21217-4202 thohara230@gmail.com

Leva, Anthony F (City Council)

From: frances.mcgauffey@everyactioncustom.com on behalf of Frances McGaffey
<frances.mcgauffey@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:48 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Frances McGaffey

2904 Huntingdon Ave Baltimore, MD 21211-2822 frances.mcgauffey@gmail.com

Leva, Anthony F (City Council)

From: rollac@everyactioncustom.com on behalf of Rolla Chng
<rollac@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:47 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Rolla Chng
1806 Gough St Baltimore, MD 21231-2607
rollac@yahoo.com

Leva, Anthony F (City Council)

From: gborleis@everyactioncustom.com on behalf of Gerald Borleis
<gborleis@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:47 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Gerald Borleis
1923 Winder Rd Windsor Mill, MD 21244-1731 gborleis@gmail.com

Leva, Anthony F (City Council)

From: jonpoliszuk@everyactioncustom.com on behalf of Jonathon Poliszuk
<jonpoliszuk@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jonathon Poliszuk
614 E 35th St Baltimore, MD 21218-2927
jonpoliszuk@gmail.com

Leva, Anthony F (City Council)

From: ctetheridge@everyactioncustom.com on behalf of Craig Etheridge
<ctetheridge@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:45 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Craig Etheridge
9 S High St Baltimore, MD 21202-4633
ctetheridge@gmail.com

Leva, Anthony F (City Council)

From: hillpickens@everyactioncustom.com on behalf of Hill Pickens
<hillpickens@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:45 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Hill Pickens
1332 W 41st St Baltimore, MD 21211-1549 hillpickens@gmail.com

Leva, Anthony F (City Council)

From: leanna.powell@everyactioncustom.com on behalf of Leanna Frick
<leanna.powell@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:44 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Leanna Frick
209 Hollen Rd Baltimore, MD 21212-2509
leanna.powell@gmail.com

Leva, Anthony F (City Council)

From: cphippscares@everyactioncustom.com on behalf of Charlene Phipps
<cphippscares@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:42 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Charlene Phipps
3808 Glen Ave Baltimore, MD 21215-3559
cphippscares@gmail.com

Leva, Anthony F (City Council)

From: cjones17.5@everyactioncustom.com on behalf of Colin Jones <cjones17.5@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Colin Jones
1239 Union Ave Baltimore, MD 21211-1902 cjones17.5@gmail.com

Leva, Anthony F (City Council)

From: kirby.wilhelm@everyactioncustom.com on behalf of Kirby Wilhelm
<kirby.wilhelm@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Kirby Wilhelm
2627 Miles Ave Baltimore, MD 21211-3117 kirby.wilhelm@gmail.com

Leva, Anthony F (City Council)

From: jcmyers@everyactioncustom.com on behalf of Jane Myers
<jcmyers@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:38 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Jane Myers
301 Gittings Ave Baltimore, MD 21212-2525 jcmyers@me.com

Leva, Anthony F (City Council)

From: fdraupp@everyactioncustom.com on behalf of Freddy Raupp
<fdraupp@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:38 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Freddy Raupp
2512 Brookfield Ave Baltimore, MD 21217-4656 fdraupp@gmail.com

Leva, Anthony F (City Council)

From: kyleh22@everyactioncustom.com on behalf of Kyle Harrer <kyleh22@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Kyle Harrer
2649 Ebony Rd Parkville, MD 21234-1503
kyleh22@gmail.com

Leva, Anthony F (City Council)

From: cfurellis@everyactioncustom.com on behalf of Charlie Furellis
<cfurellis@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:34 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Charlie Furellis
3241 Chestnut Ave Baltimore, MD 21211-2718 cfurellis@gmail.com

Leva, Anthony F (City Council)

From: christophergrobe@everyactioncustom.com on behalf of Christopher Grobe
<christophergrobe@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

As someone who wants a denser, more walkable, more bikeable, more affordable Baltimore -- and who believes that a car shouldn't be required or even encouraged as a way to move around any city -- I urge you to pass the zoning reform measures now before you.

I feel especially strongly about #25-0065, which promotes affordability, livability, and climate/sustainability by shedding the unnecessary requirement that we build even more infrastructure for cars. In a moment when less driving (not more) should be the norm, developers should not have to supply, nor should residents have to pay for, parking for even more cars. The city should support the creation of denser, more walkable, more bikeable, more affordable neighborhoods by easing arbitrary parking minimums.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Christopher Grobe
1421 Park Ave Baltimore, MD 21217-4231
christophergrobe@gmail.com

Leva, Anthony F (City Council)

From: michaela.bronstein@everyactioncustom.com on behalf of Michaela Bronstein
<michaela.bronstein@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:33 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Michaela Bronstein
1421 Park Ave Baltimore, MD 21217-4231
michaela.bronstein@gmail.com

Leva, Anthony F (City Council)

From: ben.stone@everyactioncustom.com on behalf of Ben Stone
<ben.stone@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:29 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ben Stone
4212 Wickford Rd Baltimore, MD 21210-2930 ben.stone@gmail.com

Leva, Anthony F (City Council)

From: tjbutler003@everyactioncustom.com on behalf of Thomas Butler <tjbutler003@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:29 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Thomas Butler
3330 Richmond Ave Baltimore, MD 21213-1145 tjbutler003@gmail.com

Leva, Anthony F (City Council)

From: Benjamin.Bocian@everyactioncustom.com on behalf of Benjamin Bocian
<Benjamin.Bocian@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:26 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Benjamin Bocian

1518 W Mount Royal Ave Baltimore, MD 21217-4246 Benjamin.Bocian@gmail.com

Leva, Anthony F (City Council)

From: jeffreyspokes@everyactioncustom.com on behalf of Jeffrey Spokes
<jeffreyspokes@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Jeffrey Spokes

2300 W Rogers Ave Baltimore, MD 21209-4426 jeffreyspokes@gmail.com

Leva, Anthony F (City Council)

From: jas.woody@everyactioncustom.com on behalf of Jason Woody
<jas.woody@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Jason Woody
113 Deepdene Rd Baltimore, MD 21210-1911 jas.woody@gmail.com

Leva, Anthony F (City Council)

From: jim.apgar46@everyactioncustom.com on behalf of James Apgar <jim.apgar46@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:24 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. James Apgar

21 Oak Shadows Ct Catonsville, MD 21228-2406 jim.apgar46@gmail.com

Leva, Anthony F (City Council)

From: ghearn@everyactioncustom.com on behalf of George Hearn
<ghearn@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:24 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr George Hearn
4902 Wilmslow Rd Baltimore, MD 21210-2329 ghearn@gmail.com

Leva, Anthony F (City Council)

From: hannah@everyactioncustom.com on behalf of Hannah Shaw
<hannah@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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Sincerely,

Ms. Hannah Shaw

2110 Saint Paul St Apt 1 Baltimore, MD 21218-5859 hannah@wideanglemedia.org

Leva, Anthony F (City Council)

From: nanceykinlin@everyactioncustom.com on behalf of Nancey Kinlin
<nanceykinlin@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:23 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Ms. Nancey Kinlin
322 E Lafayette Ave Baltimore, MD 21202-2929 nanceykinlin@yahoo.co

Leva, Anthony F (City Council)

From: ed@everyactioncustom.com on behalf of Ed Schmalzle <ed@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Ed Schmalzle
5701 Chilham Rd Baltimore, MD 21209-4415 ed@nerded.net

Leva, Anthony F (City Council)

From: beyond.the.fields.we.know@everyactioncustom.com on behalf of Linden Tebo
<beyond.the.fields.we.know@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Linden Tebo
511 E 30th St Baltimore, MD 21218-4204
beyond.the.fields.we.know@gmail.com

Leva, Anthony F (City Council)

From: ryanmitchell49@everyactioncustom.com on behalf of Ryan Mitchell <ryanmitchell49@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. Ryan Mitchell

1813 Saint Paul St Baltimore, MD 21202-6222 ryanmitchell49@gmail.com

Leva, Anthony F (City Council)

From: Mholdenlyon@everyactioncustom.com on behalf of Matt Lyon
<Mholdenlyon@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:21 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Matt Lyon
2925 Saint Paul St Baltimore, MD 21218-4162 Mholdenlyon@gmail.com

Leva, Anthony F (City Council)

From: jed@everyactioncustom.com on behalf of Jed Weeks <jed@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:21 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. Jed Weeks

214 W 27th St # MD21211 Baltimore, MD 21211-3001 jed@bikemore.net

Leva, Anthony F (City Council)

From: jackie.simon89@everyactioncustom.com on behalf of Jackie Simon <jackie.simon89@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:11 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Miss Jackie Simon
207 S East Ave Baltimore, MD 21224-2206 jackie.simon89@gmail.com

Leva, Anthony F (City Council)

From: daniel_thompson@everyactioncustom.com on behalf of Daniel Thompson
<daniel_thompson@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:11 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,

Mr. Daniel Thompson

115 S Potomac St Baltimore, MD 21224-2252 daniel_thompson@jackalope.cc

Leva, Anthony F (City Council)

From: cagavrick@everyactioncustom.com on behalf of Christopher Gawrych
<cagavrick@everyactioncustom.com>
Sent: Monday, September 8, 2025 12:10 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Sincerely,
Mr. Christopher Gawrych
217 S Collington Ave Baltimore, MD 21231-2628 cagavrick@gmail.com

Leva, Anthony F (City Council)

From: Ramos, Odette (City Council)
Sent: Monday, September 8, 2025 11:41 AM
To: Katie L; Bullock, John (City Council); Jones, Jermaine (City Council); Zaied, Khalil; Young, Calvin (Mayor's Office); Burnett, Sean (DOT)
Cc: Testimony
Subject: RE: Prioritize Sanitation Workers and Our Watershed

Hi Ms. Little, thanks for your email.

Mayor Scott just announced last week the formation of a task force to study this issue in more detail, with recommendations coming in December. There will be public meetings for more input. I look forward to the next steps of this process.

Thank you

Odette Ramos

Baltimore City Councilwoman
District 14
100 N Holliday Street, Suite 553
Odette.ramos@baltimorecity.gov
410-396-4814
www.odetteramos.com

From: Katie L <ktll99@gmail.com>
Sent: Monday, September 8, 2025 8:00 AM
To: Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>; Jones, Jermaine (City Council) <jermaine.jones@baltimorecity.gov>; Zaied, Khalil <kzaied@baltimorecity.gov>; Young, Calvin (Mayor's Office) <calvin.young@baltimorecity.gov>; Burnett, Sean (DOT) <sean.burnett@baltimorecity.gov>
Cc: Testimony <Testimony@baltimorecity.gov>
Subject: Prioritize Sanitation Workers and Our Watershed

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Dear Councilmembers Bullock, Ramos, and Jones; Chief of Staff Young; Deputy Mayor Zaied; and Chief Burnett:

My name is Katie Little, and I live in Hollins Market in Councilman Bullock's district. I am concerned as a water resources engineer and citizen about the proposed relocation of the Sisson Street sanitation yard to Falls Road.

As a resident, I use the Falls Road/Jones Falls Trail corridor frequently via bicycle and car to get to Druid Hill Park, appointments, or shopping. I have also volunteered at stewardship events along this corridor to manage non-native invasive vines and trash along the trail. There are multiple ongoing efforts to improve the area, including the Falls Gateway Project, improvements to the Streetcar Museum, Chesapeake Bay Trust funded restoration projects, the Jones Falls 2076 Project, and more. Adding heavy truck traffic to this area would pose safety concerns and contradict the benefits of the greenway corridor for commuters, recreational users, and wildlife alike.

As the city's plans show, the proposed relocation site is on the edge of the 100-year, and well into the 500-year, floodplain. The increasing intensity of storms mean that the likelihood of reaching these flood levels is higher than the names suggest. The city's own RFP for a new site required that it not be on a flood plain. It is easy to picture a flooding event where large amounts of trash, recycling, and toxic waste stored at the site gets swept into the falls. Even if bins are moved up the hill, lots of water flows downhill and carries trash with it.

While I agree it is crucial that our sanitation workers have safe working conditions, it is not clear how the proposed plan improves conditions. The presentation on August 11 said the relocation would help by "improving employee worksite safety." How? It feels like this real issue is just being used to justify making a decision that benefits a developer. It should be possible to protect both sanitation workers and the Jones Falls watershed.

The City's two options so far - move forward with 2801 Falls Road, or do nothing - are not good enough. We need a third option: a comprehensive, community-driven process to evaluate alternatives. That could include creative, distributed approaches to fill the service gap while the Reedbird location is under construction, paired with a study on what Baltimore's long-term waste system should look like.

I urge you to reject the proposed relocation to 2801 Falls Road, and instead call for a comprehensive evaluation of alternatives that protect public health, safety, and our waterways. Baltimore deserves a waste system that works for all of us - not one that puts our communities and waterways at greater risk.

Thank you,
Katie Little

Leva, Anthony F (City Council)

From: jeresand@everyactioncustom.com on behalf of Jeremy Sanders
<jeresand@everyactioncustom.com>
Sent: Monday, September 8, 2025 11:08 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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Sincerely,
Mr. Jeremy Sanders
7111 Park Heights Ave Baltimore, MD 21215-1695 jeresand@gmail.com

Leva, Anthony F (City Council)

From: Michael Scepaniak <michael@baltpop.org>
Sent: Monday, September 8, 2025 12:18 AM
To: rdorsey
Cc: Leva, Anthony F (City Council); Nicholes, Ash (City Council); Weiss, Sumner (City Council)
Subject: Re: Land Use & Transportation Committee - written testimony
Attachments: Baltimore City Bill 25-0065 Testimony (Zoning – Eliminating Off-street Parking Requirements) 20250907.pdf; Baltimore City Bill 25-0064 Testimony (Zoning – Bulk And Yard Requirements – Amendments) 20250907.pdf; Baltimore City Bill 25-0062 Testimony (Building Code – Single Exit From Residential Occupancy) 20250907.pdf

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Attached, please find testimony on behalf of BaltPOP to be considered in the upcoming Land Use & Transportation Committee hearings regarding the following bills:

- Bill 25-0062 (Building Code – Single Exit From Residential Occupancy)
- Bill 25-0064 (Zoning – Bulk And Yard Requirements – Amendments)
- Bill 25-0065 (Zoning – Eliminating Off-street Parking Requirements)

Please confirm receipt. Thank you for your time and efforts. Good luck!

Mike....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Thu, Aug 28, 2025, at 11:07 AM, Weiss, Sumner (City Council) wrote:

Best to send it in a couple of days before. But the earlier, the better- it will give committee members more time to review.

Sumner Weiss (he/him)



Baltimore City Council

Director of Legislative Affairs
Councilman Ryan Dorsey
Baltimore City Council, District 3
sumner.weiss@baltimorecity.gov
(410) 396-4812

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 4:16 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Cc: Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>; Weiss, Sumner (City Council) <Sumner.Weiss@baltimorecity.gov>; Nicholes, Ash (City Council) <Ash.Nicholes@baltimorecity.gov>
Subject: Re: Land Use & Transportation Committee - written testimony

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Thank you. Is there a deadline other than "before the hearing starts"? Or do you need it by EOD one or two days before?

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Tue, Aug 26, 2025, at 3:34 PM, rdorsey wrote:

Send them as a PDF attachment to me at this address and CC the three others I've CC'd here.

Ryan Dorsey
Baltimore City Council
District 3
o [410-396-4812](tel:410-396-4812)
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 1:47:50 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Subject: Land Use & Transportation Committee - written testimony

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activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Councilmember Dorsey,

We'd like to submit written testimony in support of the bills being considered in the Land Use & Transportation Committee on September 11th and 18th. What are the procedures for doing that? To whom should I send the testimony and by when? I don't see instructions posted for these meetings or prior meetings. Thank you.

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

September 11th, 2025

The Honorable Ryan Dorsey
Chair, Land Use & Transportation Committee
100 North Holliday Street
Baltimore, Maryland 21202

RE: MBIA Letter of Support Bill 25-0065 Zoning – Eliminating Off-Street Parking Requirements

Dear Chair Dorsey,

The Maryland Building Industry Association, representing 100,000 employees statewide with a strong presence in Baltimore County, appreciates the opportunity to participate in the discussion surrounding **Bill 25-0065 Zoning – Eliminating Off-Street Parking Requirements**. MBIA supports this bill as introduced.

This bill repeals outdated requirements for minimum off-street parking and instead establishes parking maximums, an extremely important step in addressing the City's housing crisis. Parking lots take up a tremendous amount of land and Baltimore does not have much developable land left. If we want our city to continue to grow, we must use our land wisely. This legislation will free up land that has previously been used for parking lots and open the door to new opportunities for housing and redevelopment across the city. By eliminating mandatory parking minimums, it will be easier to build rental housing units and encourage smaller infill projects that were previously impossible because of space lost to required parking. Land that would have been devoted to asphalt lots or parking garages will instead be used for new housing units, retail, and other community assets.

Baltimore City currently has over 13,000 vacant properties and is losing population at an alarming rate. At the same time, housing affordability continues to worsen. The National Association of Homebuilders reports that the estimated rent cost in Maryland is more than 30% of household incomes statewide, with 25% of people spending more than 50% of their income on housing. Over half of Baltimore City residents rent, putting us at the heart of this crisis. In order to address this problem, we need a concerted effort to make housing available and affordable to the residents of our city. This bill is a crucial step in the right direction. Reducing excess parking will provide the city with new opportunities to build more housing and make Baltimore into a more walkable, livable city.

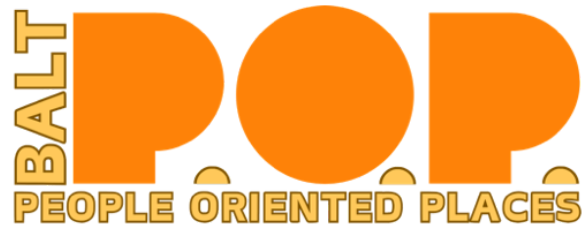
For these reasons, MBIA respectfully requests the Land Use & Transportation Committee to vote in favor of Bill 25-0065. For more information about our position, please contact Alex Andelsman at 301-461-2384 or aandelsman@marylandbuilders.org.

Cc: Members of the Baltimore City Land Use & Transportation Committee

Bill: 25-0062

Bill Title: Building Code – Single Exit From Residential Occupancy

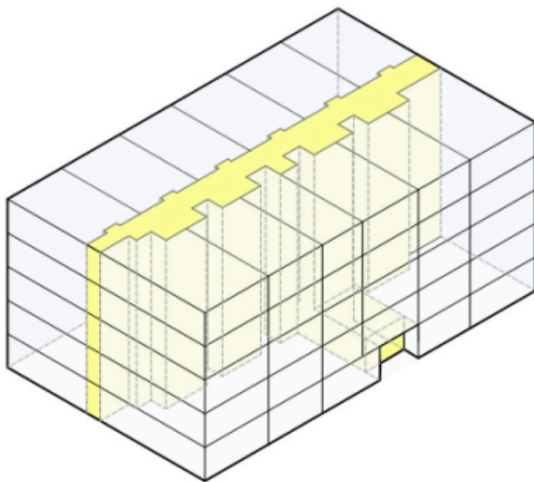
Position: **Favorable**



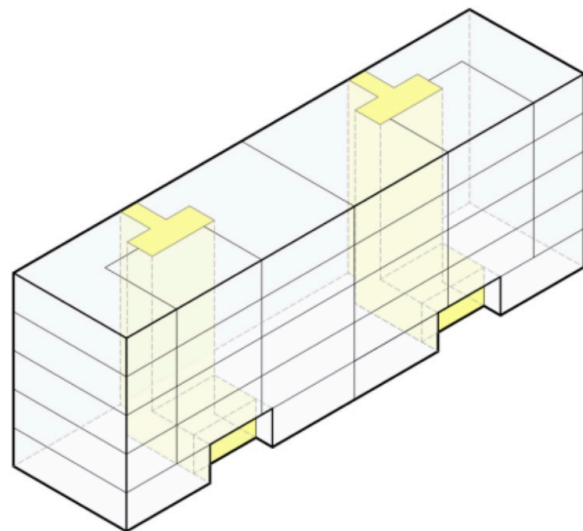
Members of the Land Use & Transportation Committee,

Bill 25-0062 represents an opportunity for Baltimore to implement a no-cost building code reform that will help address our city's struggles with housing affordability, livability, and economic growth. The bill allows for the construction of multi-family buildings that are up to six stories high (up from the current three stories) with a single exit staircase. Allowing such building designs will bring Baltimore in line with other localities that have already adopted these rules, including the states of Washington, New York, Hawaii, Tennessee, Minnesota, Virginia, Colorado, and Texas.

Most multi-family buildings constructed today are laid out with small dwelling units oriented on opposite sides of long hallways, a configuration known as the double-loaded corridor [Below left and Figure 1]. In contrast, single-staircase buildings are served by a central circulation core – the single staircase – that provides direct access to units. The result is a smaller building footprint that allows for units with natural light and ventilation, which may span the full depth of the building [Below right and Figure 2].



Double-Loaded Corridor Building



Single-Staircase Building(s)

The single-staircase configuration is incredibly common around the world, especially in cities noted for their walkability and healthy small business environments - such as Berlin and Tokyo.

Much of Baltimore's naturally occurring (i.e., unsubsidized) affordable housing stock is, in fact, composed of single-staircase buildings. And yet, under the current building code, they are illegal to build.

Recognizing the unique advantages and efficiencies of the single-staircase layout, 25-0062 allows single-staircase construction up to six stories high, legalizing a time-tested building typology that will play a critical role in fulfilling our city's demand for housing.

Single-staircase Buildings Improve Housing Affordability

Single-staircase buildings are a critical piece in the puzzle of addressing our city's housing affordability crisis. These smaller buildings require fewer materials and less labor to construct than double-loaded corridor buildings with the same rentable square footage. This is because eliminating the excess circulation space found in double-loaded corridor buildings (i.e., the long central hallways) reduces construction costs.

A policy brief by the Seattle-based architecture firm Larch Lab [1] estimates that these long central hallways add tens of thousands of dollars per floor to the cost of constructing a building. As such, allowing developers to go without them lowers their costs of construction, financing, and land acquisition - translating to lower rents or sale prices for residents.

In order to absorb the extra costs forced by the existing building code, developers are often compelled by simple economics to construct buildings with more floors than they want, as the additional floors allow them to dilute across more floors the overhead costs inherent to a double-loaded corridor building. The resultant buildings frequently have a "massing" and height that can be jarring and objectionable to existing neighbors, breeding opposition. In contrast, single-staircase buildings can be designed to blend into existing architectural and community fabric while keeping community housing costs low.

Single-staircase Buildings are Fire-safe

Requiring double-loaded corridors to address fire risk is a vestige of the past. Modern, long-existing technologies make it unnecessary. Thanks to advances in construction techniques and technology since the dual-egress (exit) rule was added to building codes in the 1930s, new single-staircase buildings are extremely safe. All newly-constructed multi-family buildings in Maryland are required to be built with countermeasures like 60-minute fireproof materials, sprinkler systems, and smoke detectors. Single-staircase buildings would not be exempt from these requirements.

There is a misconception that a second exit staircase is required for fire safety, but other nations where these taller single-staircase buildings are legal and much more common (even those without a height limit such as the United Kingdom) have lower fire deaths per capita than the United States [1]. In the US in 2023, fires in one- or two-family homes, most of which do not have modern fire suppression or alert systems, resulted in 68% of civilian fire deaths despite those constituting just 18 percent of total fires [2]. Increasing Maryland's stock of modern, safe

multi-family housing with a variety of unit sizes means fewer fire deaths and less strain on our first responders.

Single-staircase Buildings Provide Flexible, Livable Homes

Most multi-family (double-loaded corridor) buildings constructed today are built around a long central corridor, resulting in small units with limited access to natural ventilation and light. In contrast, single-staircase buildings allow units to have windows on multiple sides, increasing access to natural light and cross-ventilation, which is critical for residents' health and comfort.

Most multi-family (double-loaded corridor) buildings constructed today feature a preponderance of one-bedroom and two-bedroom units (because of the limited window access). In contrast, single-staircase buildings and their greater window options more easily accommodate a mix of unit sizes (e.g., studios, one-bedroom, and larger family units with 2-4 bedrooms), making them adaptable to a variety of household needs.

Most multi-family (double-loaded corridor) buildings constructed today feature a floorplate that begets an atomized, disconnected community. In contrast, single-staircase buildings have fewer units sharing each entry, creating a more intimate, community-oriented living experience and reducing anonymity among the building's residents.

Single-staircase Buildings Boost the Economy and Strengthen Communities

Many of the most popular places in Baltimore (its historic main streets) have small lots that are undevelopable under the current building code. Legalizing taller single-staircase buildings would instantly bring countless small infill lots into play for potential development after decades of infeasibility. These lots are small or oddly-shaped parcels that are impossible to build double-loaded corridor buildings on economically, since so much square footage would have to be dedicated to circulation space (hallways and redundant staircases).

Changing the building code to allow single-staircase construction will unlock harder-to-develop lots in constrained places, allowing developers to build housing on them without subsidies or incentives that are costly to the city. Increasing the number of residents in these places boosts the number of customers in proximity to the small businesses in/near them, improving their viability and encouraging community support.

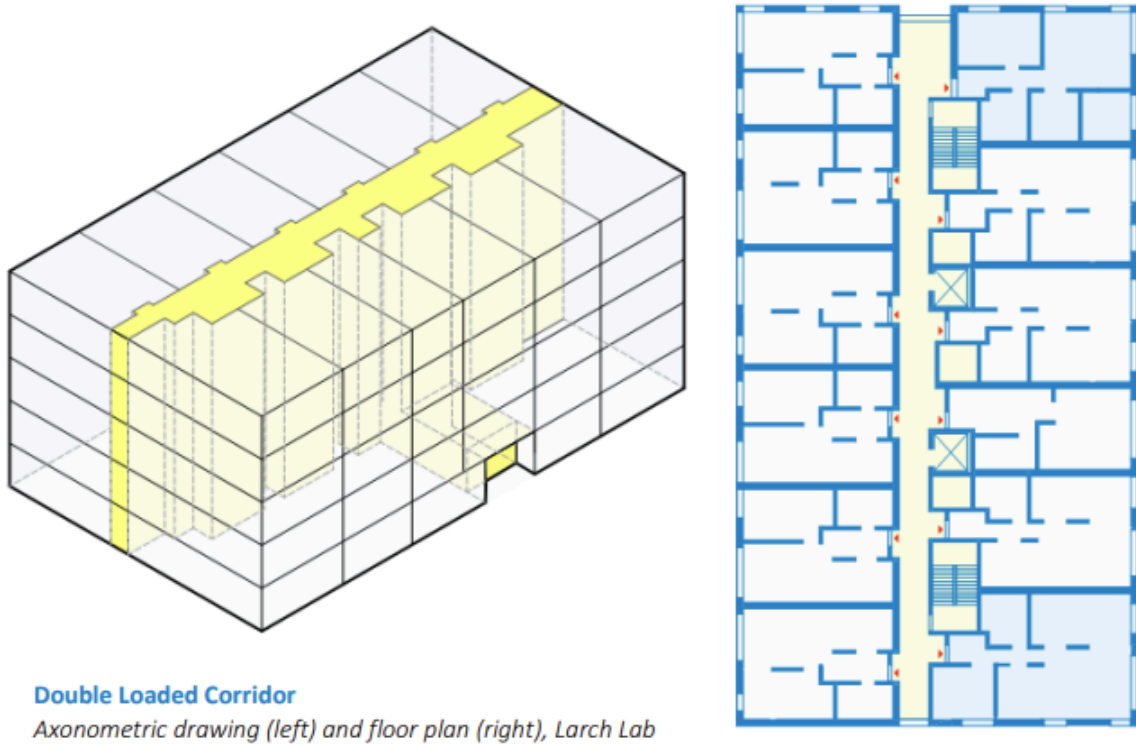
Closing

By adopting 25-0062, we take a critical step toward addressing Baltimore's housing crisis with innovative, community-oriented solutions. We urge the commission to recognize the potential of six-story single-staircase construction to make housing more affordable, livable, and sustainable for the residents of Baltimore.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0062**. Thank you for your efforts and the opportunity for us to testify on this legislation.

BaltPOP - Baltimoreans for People-Oriented Places

Michael Scepaniak - President
Mark E Braun MD - Federal Hill
Jesse Saran - Canton
Mark Treadwell - Riverside
Al Holland - Midtown Belvedere
Anna Wassel - Park Heights
Marina Goldgisser - Waverly
Tyler Crowe - Violetville
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Jay Louis - Barclay
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Will Fedder - Roland Park
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Dan Richman - Patterson Park
Sabrina Harrison - Canton
Locchanan Sreeharikesan - Federal Hill
Declan Brizi - Arcadia
Victoria McDonald - Mt Vernon
Alex Holt - North Roland Park/Poplar Hill
Alisa Williams - Greenmount West



- moderately efficient floor plate (13% of floor plate is circulation)
- primarily small units
- no cross ventilation
- no daylight on multiple sides
- little respite from urban noise

Figure 1: Example drawing of common double-loaded corridor layout.

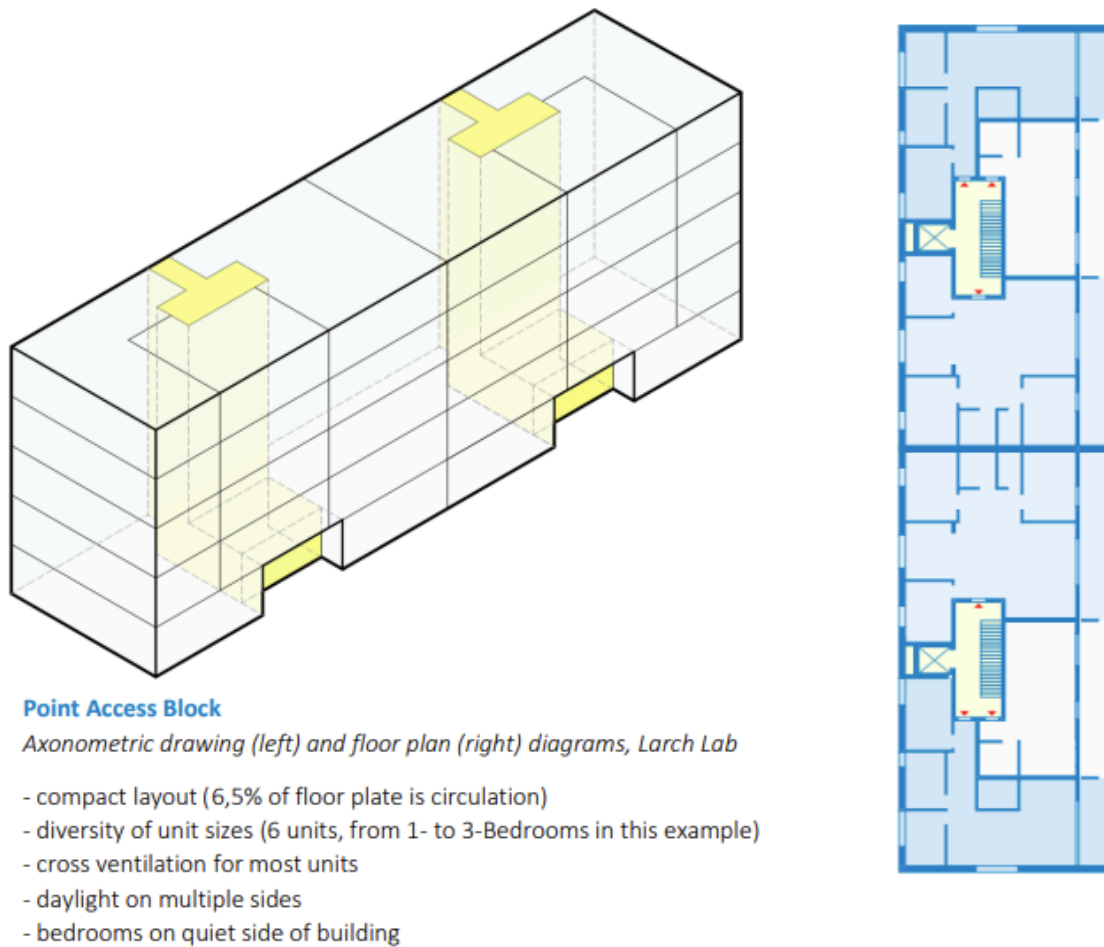


Figure 2: Example drawing of common single-staircase building(s) layout (also known as point access blocks).

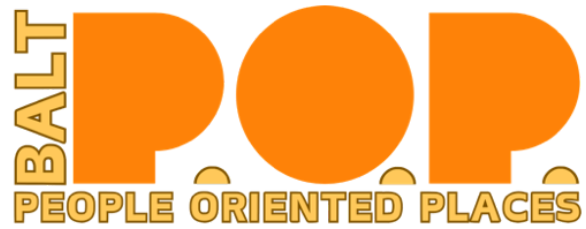
References:

- [1] Eliason, Michael. Larch Lab. "Unlocking livable, resilient, decarbonized housing with Point Access Blocks". December 28, 2021.
https://www.larchlab.com/wp-content/uploads/2022/01/Eliason_CoV-Point-Access-Blocks-report_v1.2.pdf
- [2] Hall, Shelby. National Fire Protection Association. "Fire loss in the United States". November 1, 2024.
<https://www.nfpa.org/education-and-research/research/nfpa-research/fire-statistical-reports/fire-loss-in-the-united-states?l=83>

Bill: 25-0064

Bill Title: Zoning – Bulk And Yard Requirements – Amendments

Position: **Favorable**



Members of the Land Use & Transportation Committee,

Bill 25-0064 represents an opportunity for Baltimore to implement a no-cost zoning code reform that will help address our city's struggles with housing affordability, livability, and economic growth. This bill will reduce a number of bulk (building) and yard requirements for residential properties.

Residential properties in Baltimore are required to conform with a range of minimums and maximums regarding lot coverage, building height, yard size, etc. A number of these minimums and maximums, such as the percentage of the lot that may be built on, yard size, and living area square footage, serve to excessively limit the forms and types of housing that can be built and how existing homes can be redeveloped/expanded.

This bill allows (in a small, but necessary way) for the re-introduction of housing types that are currently largely absent from the city's landscape - accessory apartments, duplexes, triplexes, fourplexes, and modest apartment buildings. At one time, these housing types were common. But, in the years after WWII, they were made illegal via the adoption of intentionally exclusionary zoning codes, not only in Baltimore, but across the U.S. This was largely as a result of federal policy incentives. [1] Today, these "missing middle" housing types are needed to bring back the city's missing middle-class residents. [2]

In Baltimore today, only a few housing types are widely available: detached single-family houses, single-family rowhomes, and apartments (in large apartment buildings), with the latter being predominantly of the "luxury" variety. The lack of the "missing middle" types is holding the city back from realizing its potential.

This bill allows for housing flexibility, flexibility which many aspects of the zoning code frustratingly forbid. The result is neighborhoods that are in stasis. The book *Escaping the Housing Trap* explains the situation:

These neighborhoods are frozen at their current number of households, no matter how much the surrounding city transforms. No matter how many jobs are created. No matter how desirable the area is or how high rents get. No feedback loop is allowed to operate

in which the success of a place manifests in the thickening-up that was common to neighborhoods under the traditional development pattern. [3]

Adopting this bill will help allow for the construction of smaller, more affordable homes and the expansion of existing homes. Homeowners will be given the flexibility to modify their homes in greater ways to suit their evolving needs and entice them to remain city residents. People who are currently priced-out of the housing market will be able to find smaller, more affordable places to live.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0064**. Thank you for your efforts and the opportunity for us to testify on this legislation.

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Michael Scepaniak - President
Mark E Braun MD - Federal Hill
Jesse Saran - Canton
Mark Treadwell - Riverside
Al Holland - Midtown Belvedere
Anna Wassel, Ph.D. - Park Heights
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Declan Brizzi - Arcadia
Victoria McDonald - Mt Vernon
Alex Holt - North Roland Park/Poplar Hill
Alisa Williams - Greenmount West
Noah Williams - South Baltimore

References:

[1] Nolan Gray, *Arbitrary Lines: How Zoning Broke the American City and How to Fix It*, chap. 7, Is There a Role for the Federal Government?, e-book

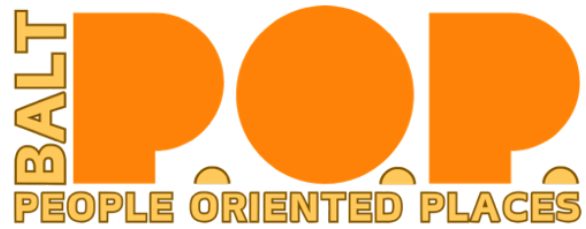
[2] Opticos Design, Inc. "Missing Middle Housing: Diverse choices for walkable neighborhood living". Accessed August 5, 2025. <https://missingmiddlehousing.com>

[3] Charles L. Marohn Jr., Daniel Herriges. "Escaping the Housing Trap". 2024.

Bill: 25-0065

Bill Title: Zoning – Eliminating Off-street Parking Requirements

Position: **Favorable**



Members of the Land Use & Transportation Committee,

Bill 25-0065 represents an opportunity for Baltimore to implement a no-cost zoning code reform that will help address our city's struggles with housing affordability, livability, and economic growth. This bill will eliminate city-imposed off-street parking mandates for new developments, striking 5-pages-worth of use-specific parking mandates from the zoning code.

We understand the temptation to play it safe here - the temptation to believe that any good that comes of passing this bill is not worth the risk. The thinking is that people just won't tolerate a lack of convenient parking. While we agree that some won't, plenty of others will. And they do today. Consider the simple and long-running example that is the [32nd Street Farmers Market](#).

The 32nd Street Farmers Market takes place **in a parking lot**. It expressly happens at the expense of parking and by (temporarily) eliminating parking. Conventional wisdom would have us believe that convenient and easy parking is absolutely required for such an event to succeed. And yet the market only exists by virtue of it occupying that same parking and making it unavailable for its intended use.

Anyone who chooses to drive to the market needs to either find street parking or park at a lot a couple blocks away and walk. Hardly convenient. And yet the market is hugely successful and has been for decades. We dare say that many nearby residents choose to live in the neighborhood **because of the market**.

For 163 hours of each week, that parking lot sits - unproductive and uninspired. But for 5 hours each Saturday, it explodes with activity, community, prosperity, and productivity - by virtue of that parking being removed. That community is at its best when the parking lot "disappears".

And the ultimate kicker here is that the 32nd Street Farmers Market would not exist if it were forced to provide parking. It never would have advanced beyond a gleam in someone's eye.

Are there some people who choose to avoid the 32nd Street Farmers Market because parking is a "hassle". Probably. And yet there is obviously a critical mass of people for whom a lack of convenient parking in no way deters them from shopping at or living near that market. For many, the resultant walkability of the neighborhood is what literally makes them want to live there.

The current parking mandates force every neighborhood in Baltimore to be automobile-oriented and disallow them to be walkable. If Forest Park wants to remain automobile-oriented, they will be fully empowered to do so without the existing mandates in place. If every current and prospective homeowner (and community member) in Forest Park demands convenient parking near their home, then nobody will have any incentive to limit the amount of it. City-wide mandates are not necessary to reinforce that preference.

But don't force the same choice on every other neighborhood in the city via city-wide parking mandates. Forest Park is different from Pigtown, which is different from Highlandtown, which is different from Lauraville, which is different from Violetville, which is different from Federal Hill, which is different from Cherry Hill. Let them be free from one-size-fits-all parking mandates and determine their own parking priorities.

With this bill, neighborhoods will be allowed to become more walkable. Parking lots and parking garages are unpleasant to walk, bike, and roll past. They force "dead" space into the built environment that lengthens walking and biking times, making these modes of travel less convenient and appealing. Automobile-oriented development caps the economic potential of a place. You can only fit so many automobiles in one place and they don't bring dynamism to a place - people do.

Constructing/providing parking for automobiles is expensive, whether it be in the form of surface parking lots or parking garages. Those costs are passed on to residents and customers, regardless of whether or not they drive an automobile and make use of that parking. This bill will lower housing prices and rents for residents, and parking-related expenses for many businesses. Small, local businesses will be able to start up in currently-vacant storefronts.

Parking lots and parking garages yield very little in property taxes, and the land they occupy can be put to more productive use. We need to maximize the productivity of and yield on every parcel of land in the city, as each parcel has basically the same infrastructure regardless of how that parcel is used.

In Baltimore, like all cities, infrastructure is very expensive to maintain. This includes water lines and pumps, sewer pipes and treatment plants, storm drains, streets, etc. Baltimore's main source of revenue for paying for all of these infrastructure liabilities is property tax. The most productive places yield the most in property taxes. It's in all of our best interests that Baltimore encourages the most productive uses of all of the land in the city. Parking is not productive.

It's critical to highlight that, upon adoption of this bill, all existing off-street parking will remain as-is. Nobody's parking space(s) will be taken away. Going forward, developers (and their financing partners) will be free to calculate the amount of off-street parking spaces to provide, rather than have nonsensical city-imposed off-street parking requirements forced on them. The existing use-specific parking mandates - covering uses from art galleries to cemeteries to horse stables to pawn shops - are arbitrary and obsolete.

We hope the commission finds these points helpful and convincing and we urge its members to **vote in favor of 25-0065**. Thank you for your efforts and the opportunity for us to testify on this legislation.

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Michael Scepaniak - President
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Alex Holt - North Roland Park/Poplar Hill

Alisa Williams - Greenmount West

Noah Williams - South Baltimore

GREATER REMINGTON
IMPROVEMENT ASSOCIATION

September 9, 2025

Chris Biliak
PresidentWynnona Engle-Pratt
Vice PresidentSamantha Horn
SecretarySamantha Soloman
Treasurer**Board Members at Large**Matt Williams
Corey Jennings
Peter Morrill
Sadie Baker
Frances McGaffey
Mauricio Lainez**Volunteer and Events
Coordinator**

Jennifer Mckenzie

Ryan Dorsey, Chair
Land Use and Transportation Committee
Baltimore City Council

Dear Chair Dorsey and members of the committee,

The Greater Remington Improvement Association is writing you in support of three bills coming before your committee:

25-0062 will change outdated, costly requirements that mandate all residential buildings above three stories to have two staircases, instead allowing some buildings up to six stories with only one staircase. This will reduce development costs and create more affordable multi-family apartments in dense neighborhoods.

25-0064 will make modest changes to certain bulk and yard standards for residential zoning uses in residential zoning districts, allowing owners to make more flexible use of their property.

25-0065 will eliminate requirements that new buildings or uses include a certain number of off-street parking spaces. These mandates inflate construction costs, limit housing supply, and discourage small-scale development.

All three of these bills are consistent with recommendations in the recently adopted Baltimore City Comprehensive Plan. Additionally, they align with recommendations in the Remington Neighborhood Plan, accepted by the Baltimore City Planning Commission.

25-0062 supports the following recommendations:

- R1. a. Ensure that a diversity of housing types are available and that large numbers of one type is not concentrated in a single building or space
- R3. a. Ensure that project design takes the existing neighborhood aesthetic into consideration
- 4.1 The land uses that most Remingtonians want in a walkable, dense neighborhood include...small and medium-size apartment buildings

25-0064 supports the following recommendations:

- R1. a. Ensure that a diversity of housing types are available and that large numbers of one type is not concentrated in a single building or space
- R3. a. Ensure that project design takes the existing neighborhood aesthetic into consideration
- 4.1 The land uses that most Remingtonians want in a walkable, dense neighborhood include...rowhomes or other forms of single family homes, small and medium-size apartment buildings

25-0065 supports the following recommendations:

- R3. d. Ensure that developers of new housing will meet parking requirements required by zoning, and will not build excessive off-street parking, allowing the neighborhood to maintain its compact, walkable character
- M1. a. Follow a modal hierarchy of pedestrian first, followed by mobility device, bicycle, transit rider, automobile, and parking
- 4.1 Uses that community members have said they prefer to see limited include...auto repair or auto service, off-street parking and storage, gas stations

Because these bills have the potential to foster more development, we also believe it is important to highlight opportunities the city has to reduce other impermeable surfaces.

Separate legislative and policy implementations could better protect our open space zoning from surface parking uses, make it easier for communities to permit pavement cuts for increased tree canopy, and pursue reclamation of existing paved street surfaces for curb extensions, traffic calming, lane reductions, and active mobility improvements that allow for increased permeable surfaces and stormwater management opportunities.

Thank you for the opportunity to comment on this legislation, and we encourage a favorable hearing and city council passage of CB #s 25-0062, 25-0064, and 25-0065

Sincerely,



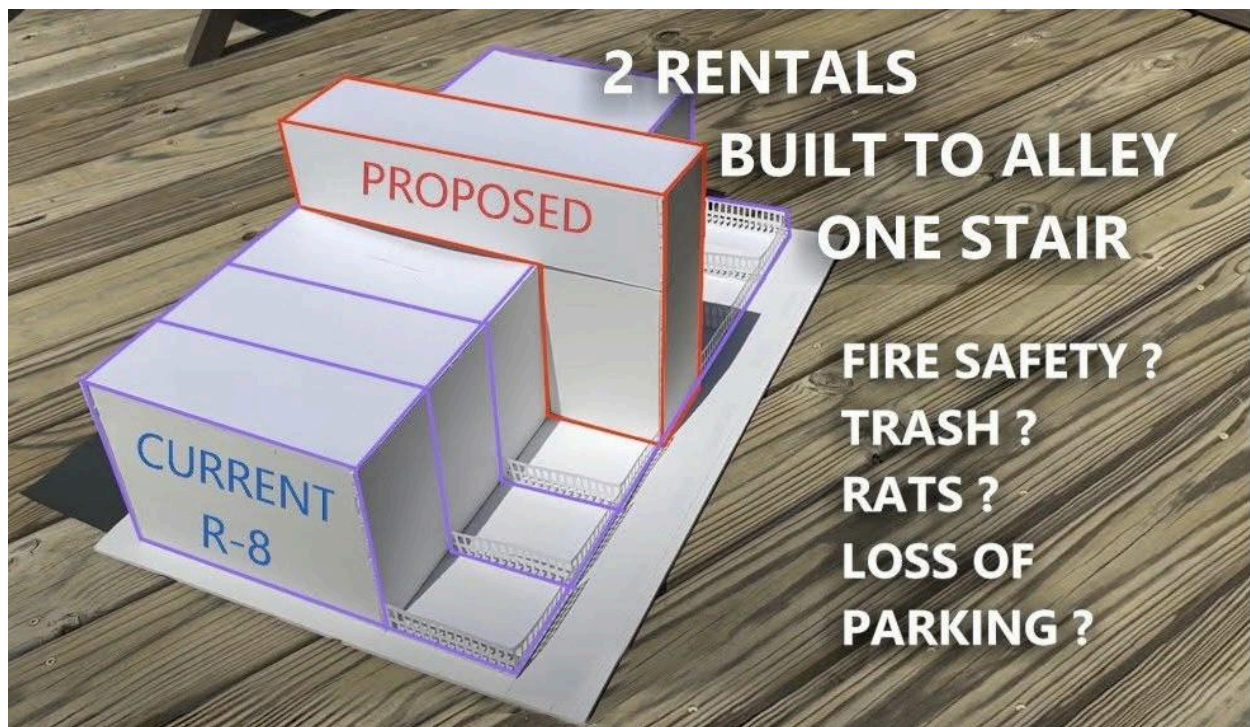
Wynnona Engle-Pratt
Vice President, Greater Remington Improvement Association

Council Bill 25-0064

I am writing to voice my opposition to this bill that will allow for changes to R-8 zoned residential properties.

This is a bad bill that will negatively impact residential living across Baltimore.

This bill would allow single family residences to reconfigure their homes into multifamily dwellings by increasing not only the height but also extending the homes in the rear. The lot coverage would ruin the livability of all properties in close proximity. Consider the impact on sightlines, quality of life, the environment (air quality and circulation), green spaces and yards/gardens, health, density, parking, safety, and city services, for starters. Due diligence has not been completed here and Bill 25-0064 must not be passed.



Respectfully,

Stephen Topping
Federal Hill Resident



C. Matthew Hill
Public Justice Center
201 North Charles Street, Suite 1200
Baltimore, Maryland 21201
410-625-9409
hillm@publicjustice.org

**CB 25-0065: Zoning – Eliminating Off-Street Parking Requirements
Hearing in the Land Use and Transportation Committee, Sept. 11, 2025**

Position: Favorable (FAV)

Public Justice Center supports CB 25-0065 and urges the Committee to issue a favorable report. The Public Justice Center (PJC) is a nonprofit public interest law firm that stands with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing and their rights to fair and equal treatment by Maryland’s landlord-tenant laws, courts, and agencies. PJC supports the Spaces for People Act because it will eliminate one-size-fits-all parking requirements and facilitate the creation of more affordable housing.

Affordable housing is increasingly out of reach for Baltimore families. The Baltimore Banner today reported on new census data showing that “39% of ... tenants mak[e] less than \$35,000 a year, [and] [\[more than half of them spent 50% or more of their income on rent.\]](#)” According to the City’s Consolidated Plan [26,855 low-to-moderate income renting households pay more than 30% of their income toward the rent.](#) Md Dept. of Hous. & Comm. Dev.’s most recent housing assessment concluded that “[Maryland has a current shortage of 275,000 rental units that are affordable](#)” and emphasized the need for policies that facilitate more housing production – particularly affordable housing – to address the affordability crisis.

The Spaces for People Act will eliminate the one-size-fits-all parking requirement in Baltimore City, thereby ensuring that artificially high parking requirements do not cause some potential housing/business developments to never be built. Baltimore’s strength is in the diversity of its neighborhoods. Developments in a neighborhood *without* high quality public transportation access *likely need more parking spaces* to be viable. Developments in neighborhoods *with* high quality public transit access *likely do not need more parking spaces* to be viable. Yet, such developments may never be built or may have unnecessary costs layered on if the developer is required to include unnecessary parking spots pursuant to an artificially high requirement. Given the need to build new housing – especially affordable housing – throughout the state of Maryland, parking flexibility is one step forward in addressing the needs of Baltimore families.

We note that community input around proposed parking at a new development is critical. Community members may be less likely to oppose a development if they are educated on what parking spaces are being proposed, the developer’s rationale for the number of spaces

proposed, and an opportunity for meaningful community input on the number of spaces proposed. The Council should be intentional to create ways to effectuate more meaningful community engagement with the issue of parking and the neighbors of a new proposed development.

Additionally, the Spaces for People Act only works if Baltimore City redoubles its efforts to provide high quality, accessible public transit and neighborhood amenities so that residents are not forced to rely on cars. When sidewalks are still crumbling and not fully accessible and buses are not reliable, residents have no choice but to rely on cars and require parking. The Council must focus more attention on improving public transit for this bill to have its intended impact and avoid unintended consequences.

The stakes of the affordable housing crisis are high. Less affordable housing means more evictions, and the research is clear that [up to 25% of families who are evicted become homeless](#). Homelessness has a devastating impact, leading to [negative education outcomes for children, increased foster care, job loss, and poor health outcomes](#). Accordingly, in addition to measures intended to increase housing supply, **the Council must focus on addressing the massive need for housing *stability* including: eviction prevention funding, funding right to counsel in evictions implementation, holding negligent, predatory landlords accountable, and mitigating the devastating impact of eviction.**

Maryland's long history of housing segregation and discriminatory policies mean that Black and Brown Marylanders are much more likely to be renters and at risk of eviction, and therefore more likely to be most in need of affordable housing and policies that ensure housing stability. [73% of MD households that obtained eviction prevention funds in the pandemic's wake identified as Black, and 71% identified as being woman-led.](#)

Public Justice Center urges the Council to issue a **favorable report** on CB 25-0065 and to focus more attention on issues around transit and housing stability.

September 11, 2025

Council President Zeke Cohen and Members of the Council
Baltimore City Council
100 N. Holliday Street, Suite 400
Baltimore, Maryland 21202

Dear Council President Cohen and Members of the Council:

On behalf of the Institute for Local Self-Reliance, I am writing in support of Council Bill 25-0065, which would eliminate minimum off-street parking requirements in most circumstances.

By way of introduction, ILSR is a national nonprofit research and advocacy organization that helps build strong local economies. My work at ILSR focuses on policies and programs that support the development and growth of independent businesses, which are essential components of healthy economic ecosystems. Among their many important contributions to local economies, independent businesses invest their profits back into the communities. They use local banks, hire local businesses (accountants, lawyers, janitorial services, ad agencies, and many more), and support local organizations, plus myriad other practices that help build generational wealth in their communities. Chain businesses, by contrast, primarily use their corporations' banks and services. They send their profits off to their corporate headquarters and shareholders, extracting wealth from the communities in which they operate.

Minimum parking requirements are an outdated regulatory relic of post-WWII automobile-dominated suburban development patterns that favor chains over locally owned businesses. Minimum parking requirements increase development costs, discouraging development of new residential and mixed-use development and revitalization of existing mixed-use neighborhoods. And they are one of the most inefficient urban land uses, tying up land that could be used for better tax-generating purposes, like housing and commercial space, or for public amenities that, in turn, encourage neighborhood development. They also discourage uses like gyms, restaurants, and theatres, all of which can thrive in population-dense urban neighborhoods served by public transit if relieved of the burden of creating expensive, and usually redundant, on-site parking.

Cities like Buffalo and San Francisco, which were among the first in the US to eliminate or reduce minimum parking requirements, have found that doing so has significantly spurred not only new housing

development but also helped create the pedestrian-friendly neighborhoods in which independent, locally owned businesses thrive. Almost 100 cities have eliminated or reduced minimum parking requirements in the past decade. We encourage Baltimore to join the ranks of Buffalo, San Francisco, Austin, Minneapolis, Hartford, San Jose, Portland, Seattle, and others to eliminate minimum parking requirements and to give its neighborhoods this very valuable neighborhood revitalization tool.

With best regards,

Kennedy Smith
Senior Researcher

SOME QUESTIONS RELATING TO THE IMPACTS OF BILL 25-0064:

This bill makes R-8 the first Residential zone to allow properties on Rowhouse blocks to be built out to the rear alley. This has several implications.

- Many alleys have utility poles right up against the property line. Would DHCD issue permits to build additions with rear walls right up against utility poles? If not, how would DHCD make sure it does not issue such permits?
- Rear alleys are of varying widths, and the bill does not specify the width of the alleys. Would DHCD issue permits to build rear walls along 3-foot alleys?
- When a mid-block building extends all the way to a rear alley that is used for trash collection, trash and recycling bins (multiple bins for Multi-Family buildings) remain in the alley instead of being brought back inside a yard. This is a Sanitation Code violation and a nuisance for neighbors. How would the city prevent this problem? Would DHCD require plans for bin storage inside the building before issuing the permit? If the practical solution is to collect those residents' trash from the front, would that force the buildings with rear yards to put theirs out in the front as well, or would it force DPW to make two collections, front and rear, on those blocks?

By eliminating the side yard requirement for attached Multi-Family structures, this bill allows very different activity along the shared property line than is currently possible.

- City codes currently limit fences and walls in required rear and side yards to 6 feet of height. There is a process for obtaining a permit to build a fence or wall up to the shared property line, and an appeal process for a neighbor who objects. Multi-Family properties that no longer must have side yards and rear yards are no longer subject to the height limit, so the 6' fences or walls may be replaced by ones that are much higher. Is the city prepared for the additional permit appeals that will result?
- The plan for an addition to a Multi-Family building will likely replace the 6-foot fence with a Firewall up to the shared property line. The new Firewall will be the height of the structure, either up to 35 feet or, in the R-8 zone, 45 feet. What is the city's process for notifying the neighbor and for the neighbor to appeal the permit? Is the city prepared for the additional permit appeals that will result?

*— Joan Floyd, September 10, 2025
2828 N. Howard Street*

REBUTTAL OF PLANNING COMMISSION MEMO:

The Commission's vote on August 28, 2025 with 6 members present was 5-1, not 6-0 as reported in the Planning Commission memo dated September 5, 2025.

REBUTTAL OF PLANNING STAFF REPORT ADOPTED BY THE PLANNING COMMISSION:

The report dated August 7, 2025 is either unintentionally shoddy or was prepared to obscure the actual impacts of the bill. It is not possible to derive an understanding of the bill from this report. Some of its problems:

- Incorrectly suggests that the required Lot Area for Multi-Family is “reduced” in R-5 through R-10. It is “reduced” only in the R-5 through R-8.
- Neglects to acknowledge that the reduction in Lot Area for Multi-Family is:
 - R-5: 40%
 - R-6: 33%
 - R-7: 32%
 - R-8: 33%
- Neglects to acknowledge that the Interior-side yard requirement is **eliminated** for all attached Multi-Family buildings. This allows existing Multi-Family structures on Rowhouse blocks to be expanded horizontally, and allows Rowhouses that are converted to Multi-Family structures to be expanded horizontally.
- Neglects to acknowledge that in the R-8 zone, the mid-block height for all attached buildings along 30' rights-of-way is **increased to 45'**.
- Misrepresents the Rear Yard reduction in the R-8. For Rowhouses, the reduction is from 20' to **12' or 0'** for a reduction of **40% or 100%**. For Multi-Family, the reduction is from 25' to **12' or 0'** for a reduction of **52% or 100%**.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Rowhouse as “60% or 80%” and does not correctly express the amendment as “[60% or] 80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Lot Coverage for Dwelling: Multi-Family as “80%” and does not correctly express the amendment as “80% OR 100% 4”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Maximum Bldg Height for Dwelling: Multi-Family as “45 or 60 feet 3”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Rowhouse as “20 feet” and does not correctly express the amendment as “[20 feet] 12 FEET OR NONE 9”.
- Fails to acknowledge that the bill does not accurately represent current Table 9-401 R-8 Minimum Rear Yard for Dwelling: Multi-Family as “25 feet” and does not correctly express the amendment as “[25 feet] 12 FEET OR NONE 9”.

EQUITY ANALYSIS:

The very premise of this “Equity Analysis” is incorrect; the “trade-off” is not between buildable area and green area, although green space will indeed be lost. The issue is between the increase in buildable area and the loss of existing open area (both horizontal and vertical). Another basic issue is the addition of more dwelling units to blocks that currently function satisfactorily for residents under the existing density.

The analysis with its “relevant points” fails to consider the bill’s greatest impacts and practical implications. The bill opens up more of the city to speculators who buy Rowhouses to turn them into apartments. That is not a group in need of equity consideration.

And “gain in buildable area” is not an indicator of equity in the city’s built-out Rowhouse neighborhoods, where resident homeowners cherish their modest single-family daylight houses with little (and sometimes good-sized) back yards.

Increases in the size, density, and number of Multi-Family buildings on these Rowhouse blocks will **decrease** the number of existing and potential owner-occupied single-family homes.

The bill also facilitates significant enlargement of small single-family homes in the R-8 zone, which will **reduce** the number of smaller, more affordable homes for resident homeownership.

The Staff Report’s pitch for “larger structures to meet modern expectations for household space” seems out of place at this time of tiny houses, down-sizing, and a growing demand for smaller, more efficient living space. The bill perversely favors an increase in the number of small apartments while encouraging a reduction in the number of small houses.

And while rising costs of energy for home heating can be mitigated by solar collection and passive solar benefits, encouraging horizontal and vertical additions which reduce the direct sunlight that reaches neighboring Rowhouses does nothing for equity.

*— Joan Floyd, September 10, 2025
2828 N. Howard Street*

**Baltimore City Council Land Use & Transportation Committee
Council Bill 25-0065
Zoning—Eliminating Off-Street Parking Requirements
Support
September 11, 2025**

Dear Chair Dorsey, Vice-Chair Middleton, and Members of the Committee,

For more than 40 years, Habitat for Humanity of the Chesapeake has been a catalyst for moving low-income families out of poverty toward more prosperous, stable futures through affordable homeownership. By bringing people together to build homes, communities, and inspire hope, we settled more than 800 families into energy-efficient, affordable homes with zero-interest mortgages. This positively impacted the lives of more than 3,000 partner family members (more than half of whom are children), involved more than 1,200 volunteers annually and impacted hundreds of other community residents who benefit from safer, more vital communities as homeownership rates increase.

Our work consists of rehabs, often of formerly vacant structures, and new construction on vacant lots. We always seek to add off-street parking because we know that it is a major convenience factor for families to be able to park one or two vehicles off-street. That said, the situation for off-street parking can change on a block by block basis, and, importantly, there are lots where requirements for off-street parking can be nearly impossible to meet.

Recognizing the need for parking for the majority of our homeowners, we do make every attempt to design a home that will allow for a parking pad for one or two vehicles, in addition to providing three bedrooms. Our townhome designs are 20x32, partly to accommodate this potential for parking in the rear of the home. Achieving this can require changing lot lines, fine tuning with engineering and architecture, and multiple touch points with City administrators overseeing permissions and approvals.

There are examples, like some lots on Dumbarton St. In the Pen Lucy neighborhood, where the lot does not allow for any off-street parking, causing us to seek a variance. The lifting of off-street parking requirements would make cases like this—particularly pertinent to some of our vacant housing and lot stock, alley streets, etc.—especially important. The addition of time, or engineering expenses, when attempting off-street parking in an area whose size does not accommodate it well can be prohibitive for development.

To restate, while we, in keeping with the needs for our typical homebuyers, will always aim for off-street parking, we fully support the lifting of off-street requirements as described in this bill.

Sincerely,



Leila Kohler-Frueh

VP of Homeowner Services and Community Relations

The Case Against CCB Bills 25-0064 and 25-0065

The question that this Council and the Mayor need to answer concerning City Council Bills 25-0064 and 25-0065, & 25-0066 is: How will these measures contribute to improving the quality of life and the well-being of existing residents and neighborhoods affected by the proposed zoning changes? The Bills under consideration have been presented as solutions to problems, but in fact they create more problems for existing residents. **I have not been able to identify a single neighborhood association that is clamoring for increased housing density, larger building foot prints, less off-street parking and less open or green space.**

Instead, what we hear from residents is a desire to protect and enhance the very qualities that have made their neighborhoods desirable for generations. Residents value the green spaces, adequate parking accommodations, and the neighborly connections and lower crime rates fostered by lower density living. They are concerned that increasing density without regard to infrastructure, parking, public safety or preservation of open space will undermine the unique identities of their neighborhoods and erode the investments that families have made in their homes.

It is difficult to understand how these proposals, which seem to cater more to outside investment interests than to the voices of those who live here, will address the needs of current residents. These measures also risk creating serious unintended consequences, including the loss of neighborhood character, diminished green space, and increased competition for limited amenities. Rather than strengthening neighborhoods, these changes threaten to fragment them by prioritizing short-term development over long-term community sustainability and stability. Metaphorically speaking it is like eating your seed crop to satisfy a current food shortage, without thinking about the consequences to come.

The City of Baltimore is known as a City of Neighborhoods and in fact the City is blessed with a number of great neighborhoods that have remained stable, liveable, affordable and attractive to homebuyers and residents over many decades. Neighborhoods like Cheswolde, Lauraville, Ashburton, Northwood, Howard Park, Federal Hill, Ednor Gardens, Hampden, Mt. Washington, Violetville, Frankford, Canton, Forest Park, Medfield, Hanlon-Longwood, Cedmont, Hamilton Hills, Roland Park, Garwyn Oaks, Bolton Hill, Locust Point, Cedarcroft and the list could go on. During a period of time when owner occupancy in the City has declined below 47% many neighborhoods have maintained homeownership rates exceeding 75%. And one of the reasons these neighborhoods have remained strong is because of dedicated engaged residents, active neighborhood associations and the fact that the City, as stated policy, sought to support and preserve the character of the neighborhoods through reasonable zoning laws preserving single family housing and by

The Case Against CCB Bills 25-0064 and 25-0065

promoting homeownership opportunities in all neighborhoods through programs like Live Baltimore and Healthy Neighborhoods.

Clearly these programs and policies have been successful in helping to preserve thriving single family neighborhoods throughout the City, so it is completely bewildering and disturbing to me and many other long-time residents why the City Council and the Mayor would want to stymie that success by incentivizing investors and absent owners to purchase single family homes in stable, affordable neighborhoods, so they can develop multi-family rental units, with no off-street parking and less green and open space. With these bills, the City Council and Mayor are betraying the many homeowners who have invested and settled into single family homes throughout the City, in neighborhoods that have been anchors of stability, solidifying the City tax base and that have afforded generations of homebuyers the opportunity to own an home, only to find that the City is changing the rules and shifting its policy to favor investors and developers over neighborhood preservation and housing density over green and open space.

City Council Bill 25-0064 will absolutely reduce the amount of open and green space required and permit increased densities in every residential zone in Baltimore City, by permitting increased lot coverage, reducing yard requirements and reducing the required lot area square footage per dwelling unit. At a time when residents are demanding more open and green space to improve public health, air quality and to reduce urban heat islands, it just doesn't make any sense to reduce minimum lot areas, increase bulk lot coverage percentages and reduce yard requirements in residential zones.

This bill will permit larger buildings in most residential zones by increasing maximum lot coverage percentages allowed. At first glance the changes in the raw numbers for the maximum lot coverage and yard requirements appear to be relatively insignificant and the sponsors of these bills are inclined to characterize the changes as such, but calculated as percentages the increases and reductions are substantial and equate to a 25% to 50% change in the standards to as much as 100% in some instances.

For example the maximum lot coverage in R-1 Alpha districts increases by 40%, in R-1 and R-2 by 33% and in R-3 and R-4 by 28%. Here is another detail pointing to the reason these bills cannot be evaluated in isolation - the minimum interior side yard reduction in R-1 A-D ranges from 25% to 33% and in R-1E through R-4 the side yard requirement is reduced from 10 feet to 5 feet, which is a whopping 50% reduction. If off-street parking requirements are eliminated as proposed under 25-0065 and a buyer acquires a residence constructed under the reduced yard requirements, they wouldn't even be able to put a driveway on their property for off-street parking because a five-foot side yard is not wide enough for a driveway and parking pads are not permitted in front yards.

The Case Against CCB Bills 25-0064 and 25-0065

The minimum required sq ft. lot area per dwelling unit in R-5 through R-8 districts for multi-family is reduced under this bill between 40% and 33%. These are major changes and are not in the best interest of existing city residents and preserving open and green space in residential neighborhoods. This bill will reduce open space and yards in residential areas and negatively affect the neighborhood's aesthetic appearance and appeal.

City Council Bill 25-0065 completely eliminates off-street parking requirements for automobiles from the City zoning code. The current minimum requirement of one off-street parking space per dwelling unit has not been shown to hamper the development of new residential developments throughout the City, partly because the existing law allows for a number of site-based or use-based exemptions to the parking requirements. The proponents of this measure argue that the City should stop “arbitrarily” mandating how much parking should be required and they observe that nearly a third of City residents do not own cars. The reality is parking and access to parking in many high-density neighborhoods with large numbers of motor vehicles is a major time-consuming quality of life issue. The parking requirements were put in place not to hamper development or to add to developer’s costs, instead they were adopted for the benefit of existing residents, so that they don’t have to experience increased competition and stress trying to find a parking space relatively near their residence.

The current zoning code is not arbitrary at all. In fact, there are a number of specific targeted exemptions included in the law that take into account the type of development, neighborhood conditions and the need for adhering to the prescribed minimums. The code already exempts developments of 3 dwelling units or less from off-street parking requirements. Motor vehicle records show that there are 276,935 registered in Baltimore City, in addition it is estimated there are at least 9,000 vehicles registered in Virginia that are actually located in Baltimore City. So there are approximately 286K vehicles in the City and we know that those vehicles are not uniformly distributed throughout the City. A tour of various neighborhoods reveals that many already experience a shortage of on-street parking. Arbitrarily eliminating all off-street parking requirements without understanding how vehicles are distributed throughout city neighborhoods will only exacerbate the parking congestion and aggravation experienced in many neighborhoods. Again, I think it is reasonable to ask, How does the elimination of off-street parking requirements benefit existing residents and residential neighborhoods?

The elimination of the off-street parking requirements without taking into consideration the effects of City Council bills 25-0064 and 25-0066 is just plain irresponsible. Bill 25-0066 proposes to allow any residentially zoned property to convert to a multi-family development with up to four dwelling units, which will only compound the problem created

The Case Against CCB Bills 25-0064 and 25-0065

by eliminating off-street parking requirements. Having access to parking is just as much a quality-of-life issue for City residents as having access to open and green space and other public amenities in neighborhoods. The notion that eliminating the parking requirement will make housing more affordable is specious – it may reduce the developer’s costs, but developers are still going to market the property for the highest price the market will bring. No builder/developer is going to market a property by advertising that they are selling at a lower price, because the development does not have off-street parking. The argument that existing residents should depend on mortgage underwriters and finance companies to insist that developers include off-street parking sufficient to mitigate the increased parking congestion that existing residents will have to cope with from increased densities is just plain ludicrous.

I think it is rather ironic and worth noting that the bill would eliminate off-street parking requirements for automobiles, but the code will retain a provision requiring a specified number of bicycle parking/storage spaces. Recent surveys estimated the total number of daily bicycle commuters in Baltimore at about 7,500, or 2% of the total daily commuters, whereas automobiles account for 75% of the 362,600 total number of daily commuters. There doesn’t seem to be any rational basis for a blanket elimination of off-street parking requirements for automobiles given the number of registered vehicles in the City and the dominant level of automobile commuter traffic.

I strongly urge the Council to reject these misguided and ill-conceived bills that will end up doing more harm than good. These bills are not intended or designed to benefit existing residents or neighborhoods. The measures might yield positive outcomes, if narrowly targeted to specific land areas where major demolition has occurred and created large sections of open developable land, thereby limiting or mitigating the negative effect the bills in their current form will impose on existing residents and neighborhoods. This one size fits all policy approach does not work to sustain and preserve Baltimore’s diverse patchwork quilt of unique neighborhoods.

Respectfully Submitted

Joseph “Jody” Landers

Former City Councilmember and Homeownership Advocate.

**Testimony In Support Of
Baltimore City Council Bill 25-0065 – Zoning – Eliminating Off-Street Parking
Requirements**

Before The Land Use and Transportation Committee

September 11, 2025



Health Care for the Homeless supports City Council Bill 25-0065 - Zoning – Eliminating Off-Street Parking Requirements, known as Spaces for People Act, which would remove a key barrier to building more affordable housing in Baltimore: excessive and arbitrary parking requirements. Specifically, City Council Bill 25-0065 will eliminate arbitrary requirements that new buildings or uses include a certain number of off-street parking spaces. These requirements drive up housing prices, limit housing supply, and discourage small-scale development. City Council Bill 25-0065 is part of a broader housing affordability and development package known as The Housing Options & Opportunity Package, which Health Care for the Homeless strongly supports.

Health Care for the Homeless is Maryland’s leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver integrated medical care, behavioral health services, dental care and harm reduction interventions for more than 11,000 people annually at multiple clinic sites in Baltimore City and Baltimore County and through a Mobile Clinic and Street Medicine team. We also support more than 800 highly vulnerable Baltimoreans in more than 550 units of permanent supportive housing.

We believe that everyone deserves a home they can afford in a stable and healthy community, but most renters in Baltimore pay more than they can afford on their housing. In response, Health Care for the Homeless formed a subsidiary non-profit organization known as HCH Real Estate Company, Inc. HCH Real Estate Co, Inc. develops affordable and supportive multifamily rental housing in Baltimore. Our projects are designed to be community-centered, environmentally sustainable and deeply affordable.

City Council Bill 25-0065 will have benefits across the city, but those benefits will be particularly felt in smaller projects and projects that are more highly integrated into existing residential communities where we have the worst vacancy rates. City Council Bill 25-0065 will move affordable housing projects from financial infeasibility to shovel-ready because apart from barriers such as parking requirements, the resources for these projects already exist. With the restrictions of off-street parking, we are design-constrained to make choices that reduce our

potential rental income through inefficient space planning and that are generally out-of-sync with resident needs.

Example: Franklin Square Project

Franklin Square is one such project that can benefit from City Council Bill 25-0065. The Franklin Square Project is a 19-unit new construction affordable housing development slated for the Franklin Square neighborhood of Baltimore City. Developed by HCH Real Estate Co and Unity Properties, the project would transform the long vacant lots located at 4-20 N. Mount Street and contribute to ongoing revitalization efforts in Franklin Square. The unit mix would include eleven (11) one-bedroom units, three (3) two-bedroom, and five (5) three-bedroom units; accommodating individuals and families. The housing will be priced affordably with 10 units priced for households earning 30% AMI, 7 units at 50%, and 2 units at 60% AMI. Amenities include controlled access, onsite case management, private meeting spaces, a fitness room, in-unit laundry, and a spacious lobby. The Franklin Square Project is unique in that it will provide tenant services for all residents and specialized supportive services for the 10 deeply affordable units to accommodate households currently experiencing homelessness.

By repealing minimums and imposing maximums instead, it would mean that smaller infill redevelopment projects, like the Franklin Square project that redevelop or fill in vacant properties between existing structures, could dedicate more space to creating space for greenery and retain more of the aesthetic of the block on which the property is located. Like many rowhome blocks in Baltimore, the Franklin Square project simply was not built to accommodate off-street parking – the space is for housing and yards. Rather than breaking up the block with driveway to stretch to the back of the building and paving over would be the “backyard,” we can give more space to the actual living and recreational green space that residents of Baltimore need and deserve. Having the freedom to make our own choices in developing housing is going to lead to a more aesthetically-pleasing and environmentally-sustainable design.

Example: Sojourner Place at the Falls

Sojourner Place at the Falls is another project that we are co-developing with Episcopal Housing Corporation and Beacon Communities, where we acquired two hotels—the Holiday Inn Express located in the historic Old National Bank Building at 221 N Gay St and the Sleep Inn at 300 N Front St—for conversion to Permanent Supportive Housing (PSH). On this project, we are creating parking to solve for a flood plane issue and the maximum is well more than we put into our initial concept, so the current law has shown is excessive on required number of parking spaces. Furthermore, that site is so close to transit hubs that it is empirically excessive to require us to have 1 parking spot for every 2 dwellings, even if our folks didn’t have extremely low incomes.

By eliminating minimum parking requirements, this bill allows local affordable housing developers like us to determine the number of parking spaces needed rather than requiring us to fulfill arbitrary parking mandates. Reducing parking requirements better meets the aesthetic character of the neighborhood, thus reallocating space to more affordable housing units and

more green space. City Council Bill 25-0065 will have greater benefits to the community, future residents, and the environment.

We fully support this bill and ask for this Committee's support.

For more information about our agency, visit www.hchmd.org and www.hchreco.org.

*Our Vision: Everyone is healthy and has a safe home in a just and respectful community.
Our Mission: We work to end homelessness through racially equitable health care, housing and advocacy in partnership with those of us who have experienced it.*

**Testimony In Support Of
Baltimore City Council Bill 25-0064 – Zoning – Bulk and Yard Requirements**

Before The Land Use and Transportation Committee

September 11, 2025



Health Care for the Homeless supports City Council Bill 25-0064 – Zoning – Bulk and Yard Requirements, which would amend the zoning code to increase maximum lot coverage and reduce minimum yard requirements in certain residential districts. City Council Bill 25-0064 is part of a broader housing affordability and development package known as The Housing Options & Opportunity Package, which Health Care for the Homeless strongly supports. The Housing Options & Opportunity Package will create housing opportunities, make housing more affordable, and promote equity.

Health Care for the Homeless is Maryland’s leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver integrated medical care, behavioral health services, dental care and harm reduction interventions for more than 11,000 people annually at multiple clinic sites in Baltimore City and Baltimore County and through a Mobile Clinic and Street Medicine team. We also support more than 800 highly vulnerable Baltimoreans in more than 550 units of permanent supportive housing.

We believe that everyone deserves a home they can afford in a stable and healthy community, but most renters in Baltimore pay more than they can afford on their housing. In response, Health Care for the Homeless formed a subsidiary non-profit organization known as HCH Real Estate Company, Inc. HCH Real Estate Co develops affordable and supportive multifamily rental housing in Baltimore. Our projects are designed to be community-centered, environmentally sustainable and deeply affordable.

City Council Bill 25-0064 will have benefits across the city, but those benefits will be particularly felt in smaller projects and projects that are more highly integrated into existing residential communities where we have the worst vacancy rates. City Council Bill 25-0064, like the other bills in the Housing Options & Opportunity Package, will move affordable housing projects from financial infeasibility to shovel-ready because without such barriers the resources already exist for projects like ours. With the restrictions of current requirements that City Council Bill 25-0064 addresses, we are design-constrained to make choices that reduce our potential rental income through inefficient space planning and that are generally out-of-sync with resident needs.

City Council Bill 25-0064 can make it easier to have more diversity of housing stock types in more neighborhoods and allow increased density in residential zones. Policies such as City Council Bill 25-0064 can ultimately lead to increased affordability in the City.

Health Care for the Homeless supports this bill and asks for this Committee's support.

For more information about our agency, visit www.hchmd.org and www.hchreco.org.

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**Transportation
Alliance**



Bikemore

September 11, 2025

Ryan Dorsey, Chair
Land Use and Transportation Committee
Baltimore City Council

Dear Chair Dorsey and members of the committee,

Bikemore and the Central Maryland Transportation Alliance urge you to pass three bills coming before you in the next few days:

25-0062 will change outdated, costly requirements that mandate all residential buildings above three stories to have two staircases, instead allowing some buildings up to six stories with only one staircase. This will reduce development costs and create more affordable multi-family apartments in dense neighborhoods.

25-0064 will make modest changes to certain bulk and yard standards for residential zoning uses in residential zoning districts, allowing owners to make more flexible use of their property.

25-0065 will eliminate requirements that new buildings or uses include a certain number of off-street parking spaces. These mandates inflate construction costs, limit housing supply, and discourage small-scale development.

Too many local regulations enacted during the middle of the 20th Century make housing more expensive and make it difficult if not impossible to get around without a car. For that reason, cities across the country are reexamining parking standards, setbacks, and staircase requirements. And cities implementing reforms are seeing better and more affordable options for housing and transportation. We want those results for Marylanders and see these three ordinances as critical steps in the right direction. Please give them favorable hearings and pass them as soon as possible.

Sincerely,

Jed Weeks, Executive Director
Bikemore

Brian O'Malley, President & CEO
Central Maryland Transportation Alliance

September 10, 2025

Baltimore City Planning Commission
100 N. Holliday Street
Baltimore, MD 21202

Re: Opposition to City Council Bill 25-0065 (Parking)

Dear Commissioners,

As a resident and homeowner in Marble Hill, I am writing to express my strong opposition to City Council Bill 25-0065 (Parking). While I understand the intent behind reducing off-street parking requirements, this proposal does not reflect the day-to-day realities of Baltimore's neighborhoods and would impose significant burdens on residents.

Public Safety and Emergency Access:

Eliminating minimum parking requirements will inevitably increase the number of cars parked on already crowded streets. In many neighborhoods, vehicles already line both sides of the block, creating serious obstacles for fire trucks, ambulances, and police vehicles. Any delay in emergency response due to blocked or narrowed roadways places lives at risk.

Impact on Seniors and Residents with Disabilities:

Baltimore has a large population of seniors and individuals with mobility challenges who rely on the ability to park near their homes. Removing parking requirements will make it even harder for them to access their residences safely. This bill places an unfair burden on those least able to walk long distances from distant or unsafe parking spots.

Equity and Fairness:

Developers benefit when parking requirements are eliminated, but residents are left to absorb the negative consequences. Long-term homeowners and renters will face increased competition for limited curb space, more parking tickets, and greater inconvenience, while developers are relieved of the responsibility to plan responsibly for the vehicles their projects attract.

Environmental and Infrastructure Concerns:

More cars circling neighborhoods in search of scarce parking will worsen emissions and further deteriorate our streets, which are already in need of repair. The increased wear-and-tear on city infrastructure will raise costs that taxpayers—not developers—will be forced to bear.

Historic Neighborhood Character:

Neighborhoods such as Marble Hill were never designed to accommodate high-density development without adequate parking. This bill disregards the historic character and

architectural fabric of legacy communities, replacing thoughtful planning with a one-size-fits-all approach that undermines livability.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0065 (Parking). Thoughtful, neighborhood-specific planning must take precedence over blanket deregulation that disregards public safety, equity, and the lived experiences of Baltimore residents.

I appreciate your attention to this important matter and your commitment to preserving the safety and stability of our communities.

With appreciation,

Charles Williams
Marble Hill Resident

Testimony City Council Bill 25-0064

Hearing: City Council Land Use and Transportation Committee.

There are some major questions concerning City Council Bills 25-0064.

- Why this bill and why now?
- Whom does the bill benefit?
- How will these measures contribute to improving the quality of life and the well-being of existing residents and neighborhoods affected by the proposed zoning changes?
- How does this bill enhance/increase homeownership, especially Black homeownership in Baltimore, which is a major goal of this Administration?

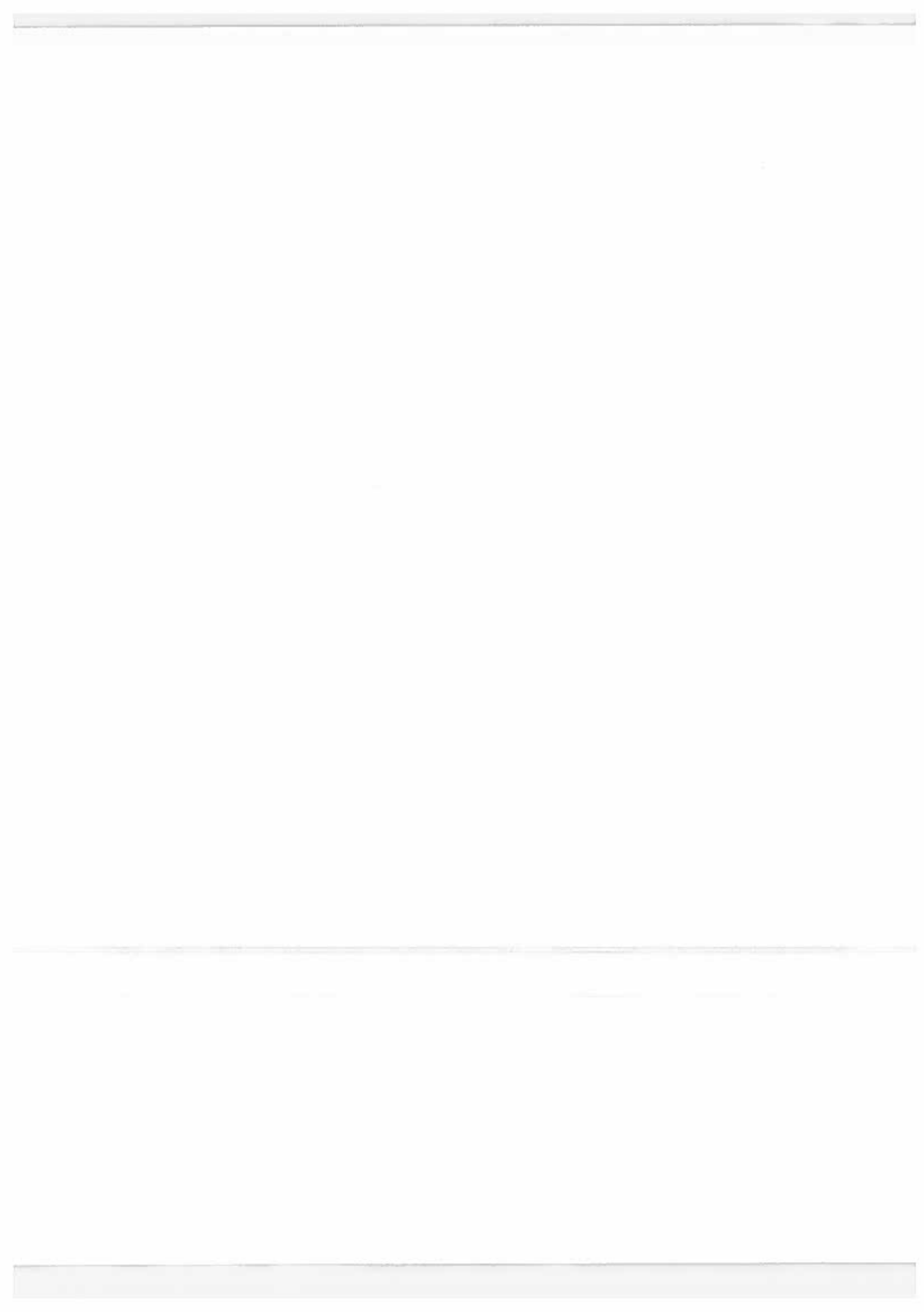
The Bills under consideration have been presented as solutions to problems, but problems for whom?

In fact this bill creates more problems for existing residents. Baltimore is known as a City of Neighborhoods and is blessed with a number of great neighborhoods that have remained stable, livable, affordable and attractive to homebuyers and residents over many decades. Our organization works as a Middle Neighborhoods partner to 11 great neighborhoods in Northwest Baltimore and in our meetings with them, no neighborhood association has supported these bills. Our partner communities are the following Healthy Neighborhoods communities in Northwest Baltimore: Ashburton, Callaway-Garrison, Dorchester, Central Forest Park, Forest Park, Forest Park Golf Course, Concerned Citizens of Forest Park, Garwyn Oaks, Hanlon, Howard Park, West Forest Park, and Hillsdale Heights. These communities are predominantly African American, low to moderate income, middle neighborhoods and comprised of mainly single-family homes. The availability of open, green space is one of the primary attributes individuals and families seek and choose when selecting to live in our Northwest communities.

It was stated in the Baltimore Sun that these bills were "an attempt to address ... structural racism of the past" Since the majority of the residents in our communities, and who own homes are African American, that excuse for this bill is misinformed at best and insulting at worse. Instead, what we hear from residents is their desire to protect, preserve and promote the very qualities and living experiences—the ample open and green space, off street parking and single family homes-- that have made their neighborhoods desirable to homebuyers and residents for generations.

Many voiced confusion and frustration about how these proposals seem to cater more to outside investment interests and the need for potential developers to be profitable than the needs of current residents and to the voices of those who live here. Rather than strengthening neighborhoods, these changes threaten to destabilize them by prioritizing short-term potential development over long-term community sustainability, stability, and security.

City Council Bill 25-0064 proposes amendments to bulk and yard requirements in residential zoning districts. While the changes may appear modest in raw numbers, the percentage increases in lot coverage and reductions in yard space range from 25% to 100% in some cases. These are not minor adjustments-- they represent a significant reduction in open and green space across the city. Decreasing the back and side yard requirements allows developers/builders to build larger buildings on the lots, reducing the green space between homes and in the rear yard. This change reduces open space for families' and individuals' outdoors activities and limits or eliminates



space for off-street parking, which is greatly needed now in our partner communities and communities like ours around the city. .

In meetings with our partner communities, residents expressed concerns about the bill lacked community engagement, input and support, and the residents want to be active participants in policies and zoning changes that impact them and their communities.

In summary, the concerns to be addressed are:

- Focus and beneficiaries of this bill
- Existing residents' interests not being considered nor their input sought before the development of the bill
- Preserving the amenities and quality of life of Baltimore communities
- Removing safeguards that protect neighborhoods from undesirable and unproductive development

Increasing the amount of housing does not necessarily increase homeownership or make it affordable. Equipping homebuyers achieve, grow and maintain financial capacity does. I would recommend the Council investigate and develop programs that can help homebuyers and homeowners in that regard to be able to buy and keep their homes affordably. Baltimore has several housing counseling and community oriented organizations and agencies that can help in that endeavor.

The City constantly asks residents to promote, partner with and support their city. It is now time for our City representatives to do the same for their constituents. We now ask that the City Council listen to and support the residents of the city and oppose this bill. I urge the City Council to prioritize the needs and voices of the Baltimore City residents who currently live here, invest here and are impacted by the changes that happens here and vote no to City Council Bill 25-0064. Thank you.

Sincerely,

Mereida Goodman,

President, Garwyn Oaks United Neighbors Assn.

Executive Director, GO Northwest Housing Resource Center



100 North Charles Street, 2nd Floor
Baltimore, Maryland 21201

410-223-2222
www.brhp.org

September 11, 2025

Land Use and Transportation Committee
Baltimore City Council
City Hall, Room 408
100 N. Holliday St.
Baltimore, MD 21202

**RE: Baltimore Regional Housing Partnership Testimony in Support of City Council
Bill 25-0064, Reducing Bulk and Yard Requirements for Residential Properties**

Dear Chair Dorsey, Vice Chair Middleton and Honorable Committee Members:

On behalf of the Baltimore Regional Housing Partnership (BRHP), I am writing to express our support for **City Council Bill 25-0064**, which proposes reducing bulk and yard requirements for residential properties in Baltimore.

As Baltimore faces a deepening housing affordability crisis, we must remove barriers that prevent the creation of diverse, accessible housing options—especially for low- and moderate-income families. Over half of renters in our city are cost-burdened, and far too many households are forced to choose between paying rent and meeting other basic needs.

Current zoning regulations—such as minimum yard sizes, lot coverage limits, and building height restrictions— limit the construction of housing space that can be built on properties and restrict families from modifying or expanding existing properties to meet their needs. The Journal of Housing & Community Development found that restrictive zoning practices significantly contribute to the ongoing housing affordability crisis, with a [staggering 70 percent of residential areas](#) in major cities restricting or banning apartment development that allows for multi-family usage.

Bill 25-0064 offers a practical solution to easing some restrictions, supporting the development of smaller, more affordable homes and enabling homeowners the

flexibility to make meaningful improvements to their properties that include creating more housing space. This change will increase the overall housing stock, creating new opportunities for housing on existing lots.

For the families BRHP serves—many of whom have been historically excluded and priced out of the housing market or subjected to living in overcrowded or substandard conditions—this bill represents more pathways to safe, stable, and affordable housing in communities of opportunity. BRHP has seen firsthand how access to safe, affordable housing in opportunity-rich neighborhoods can transform lives. As the Regional Administrator for the Baltimore Housing Mobility Program, we work with over 4,300 families to help them transition from areas of concentrated poverty to communities where they can thrive.

Bill 25-0064 is a forward-thinking reform that will help Baltimore modernize its zoning code, increase housing supply, and create more equitable opportunities for families across the city. We urge the committee to support its passage and support a more inclusive and responsive housing framework.

Thank you for your time and consideration.

Sincerely,

Adria Crutchfield
Executive Director

About the [Baltimore Regional Housing Partnership](#):

The Baltimore Regional Housing Partnership (BRHP) is a non-profit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods by helping them access and transition successfully to safe, healthy, and economically vibrant communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP has been opening pathways to better futures for low-income families for over 10 years. BRHP currently provides over 4,300 low-income families rental assistance in the form of Housing Choice Vouchers coupled with counseling support for families as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties.

September 10, 2025

Baltimore City Planning Commission
100 N. Holliday Street
Baltimore, MD 21202

Dear Commissioners,

As a resident and homeowner in Marble Hill, I write to express my strong opposition to City Council Bill 25-0064 (Land Use), which is scheduled for discussion at the upcoming Planning Commission hearing.

While the stated intent of this bill may be to expand housing opportunities, its effect would be to significantly reduce bulk and yard requirements across all residential zones. Such a change poses serious risks to neighborhood stability and quality of life.

Parking and Traffic:

By encouraging more construction on smaller lots, this bill increases density without addressing the resulting demand for parking and traffic management. In neighborhoods like mine, where parking is already scarce, this will worsen congestion and create unsafe conditions for pedestrians and emergency vehicles.

Public Safety and Infrastructure:

Higher density without corresponding investment in water, sewer, and stormwater infrastructure will place an unsustainable burden on already strained systems. Emergency services, which are stretched thin, will also be adversely impacted by greater density and less open space.

Property Values and Community Cohesion:

Reducing yard space and open buffers erodes the character of established neighborhoods, diminishing property values and discouraging long-term investment. These spaces are vital to maintaining safe, livable communities where neighbors can connect and families can thrive.

One-Size-Fits-All Approach:

Baltimore is a city of distinct neighborhoods, each with unique histories and needs. A blanket reduction in yard and bulk requirements ignores those differences and imposes unnecessary disruption on stable residential communities.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0064 (Land Use). Baltimore deserves development policies that respect neighborhood character, protect existing residents, and balance growth with infrastructure capacity.

I appreciate your commitment to safeguarding the character and stability of our community.

With appreciation,

Charles Williams
Marble Hill Resident

Dear Members of the Baltimore City Planning Commission,

I am writing as a concerned resident of Baltimore to express my strong opposition to City Council Bill 25-0064, which is scheduled for discussion at the Planning Commission hearing on August 7th.

This proposal, if enacted, would significantly alter the character of our neighborhoods and erode the quality of life for many residents. Bill 25-0064, which seeks to reduce bulk and yard requirements in all residential zones, threatens the very essence of what makes our communities livable. The proposed reduction of required yard space, by up to 50% in some zones, would eliminate critical green space, reduce tree canopy, and diminish the sense of openness that contributes to mental and physical health, especially in urban settings.

As a longtime resident, I value the balance between housing and open space. Front and side yards are more than visual buffers; they are where children play, neighbors connect, and gardens grow. Stripping away these buffers to allow for more construction will worsen stormwater runoff, reduce air quality, and increase the urban heat island effect. Within Marble Hill, we have maintained community green spaces on our own for years!

This bill prioritize density at the expense of equity, environment, and community cohesion. Baltimore needs thoughtful, inclusive planning, not one-size-fits-all deregulation that disproportionately impacts stable residential communities.

I respectfully urge the Planning Commission to recommend against the passage of Bill 25-0064. Let's work toward development that enhances, not erodes, Baltimore's neighborhoods.

Thank you for your consideration.

Sincerely,

Malcolm Lewis P.E.,

Marble Hill Resident

Leva, Anthony F (City Council)

From: Kathleen Kotarba <kathleenkotarba@icloud.com>
Sent: Thursday, July 31, 2025 11:29 AM
To: Testimony
Cc: Mike Kotarba
Subject: Fwd: Oppose City Council Bills #25-0064, #25-0065 and #25-0066

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
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Please add our testimony below to the legislative files for each bill: #25-0064, #25-0065 and #25-0066. We oppose each bill. Thank you very much!

Kathleen and Mike Kotarba

From: Kathleen Kotarba <kathleenkotarba@icloud.com>
Date: July 31, 2025 at 10:57:42 AM EDT
To: Zeke.Cohen@baltimorecity.gov
Subject: **Oppose City Council Bills #25-0064, #25-0065 and #25-0066**

Dear Honorable Council President Cohen-

Please add our letter (below) to the legislative files for each bill. We checked on legistar and the letters are not yet included. Agency hearings are now proceeding and we want our comments to appear in the record.

Thank you very much.

Kathleen and Michael Kotarba
3021 Iona Terrace
Baltimore MD
21214

Dear Honorable Council President
Cohen:

Re: **Oppose** City Council Bills #25-0064, #25-0065 and #25-0066

As Baltimore residents and homeowners for over four decades, we **strongly oppose** City

Council Bills #25-0064, #25-0065 and #25-0066. Please include this letter separately in the legislative record for each bill and consider our comments during the legislative process.

Baltimore's citizens are already well served by the recently updated Zoning Code. Homeowners have invested in Baltimore and depend upon residential zoning that protects their neighborhoods. Citizens and communities already count on zoning that:

- 1- encourages owner occupancy and long term commitment,
- 2- discourages institutional and absentee investors,
- 3- provides a reliable and stable tax base.

The three bills in question fail to address the following related concerns:

1- Treats all neighborhoods as though they have the same characteristics and needs. They do not.

2- Creates incentives for "tear downs" that destroy the character and desirability of neighborhoods.

3- Does not address the additional infrastructure requirements of producing additional multi family housing. These include road maintenance and traffic improvements, adequate parking, public transportation needs and funding, public utilities, fire and police services, and water/storm water services.

4- Does not address the additional housing and building inspection staffing requirements. Additional housing units will require additional monitoring and additional City attorneys when legal action is needed.

5- Does not address additional sanitation services.

6- There is no fiscal analysis or data to support this legislation. Does not address fiscal implications for the future, including potential increases to the City budget.

7- Does not address environmental impacts resulting from increased density.

8- Does not address potential difficulty in contacting absentee owners and insuring their accountability when something goes wrong. (Homeowners are typically onsite).

9- If all three bills become law there will be a layering effect. The resulting impacts are unknown and not addressed in the legislation.

In conclusion, these bills represent top down decision making that imposes upon the people of Baltimore. The package of bills, and their combined impact, is an experiment. Baltimoreans did not vote for this and expect better of their elected officials.

Respectfully,

Kathleen and Michael Kotarba

3021 Iona Terrace

Leva, Anthony F (City Council)

From: Michael Kotarba <kmkotarba@comcast.net>
Sent: Tuesday, November 26, 2024 10:40 AM
To: Testimony
Cc: Michael Kotarba; Kathleen Kotarba
Subject: FW: Harford Road Overlay - OPPOSED - Michael and Kathleen Kotarba

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November 25, 2024
The Honorable President and Members
Of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Dear Honorable President and City Council Members:

Re: City Council Bill 24-0544 – Zoning – Harford Road Overlay District – **OPPOSE**

We are homeowners who have lived in the Arcadia neighborhood for over 42 years. We treasure our community, as well as the adjacent Harford Road commercial corridor. During the last four decades we have seen its vitality improve and we have welcomed many new neighbors. We add our voices to those of the many (and growing) voices who are **OPPOSED** to this legislation.

The property owners along the Harford Road Corridor and in the adjacent neighborhoods can plan for the future from a position of strength. We already offer great diversity, variety and opportunity to residents and businesses. There is significant existing character of design, as well as a long and rich history to share. Successful businesses and home ownership are our current assets. The area is not a blank slate in need of a broad-brush “do over.”

We know that you have received an outpouring of **OPPOSITION**, so we will be succinct in our reasons to **OPPOSE**. They are as follows:

1. **Property Owner Notification and Community Involvement** – In reviewing the records for this legislation we did not see evidence of notifying the individual property owners of the proposed material changes affecting them. (All properties within the “blue” boundaries on the map). Isn’t this a standard courtesy, if not a requirement of City statute? The proposed legislation favors theoretical

developers of speculative high density housing over the current property owners. Are the tax-paying current owners even aware of this legislation? They have the right to be notified.

2. **The legislation is unclear and incomplete** – What are the applicable and existing circumstances that justify the proposed high density and taller development along the entire corridor, including intrusions into the residential side streets? What is the problem to be solved and is this the best way to solve it? Case in point: There are two recent Harford Road developments that are higher density, taller residential structures. Since the current Zoning did not prevent their construction, what is the problem we need to solve?

The legislation and the presentation (found online) do not include visual design studies, graphics of potential building heights and massing, traffic studies (current and projected), real estate market studies and other data essential to foster good decision making. At the least, the legislation should be tabled and perhaps revisited at a time when the necessary visuals and data become available.

3. **Lack of Design Planning and Guidelines** – Other than the overlay map, there is no visual content associated with the legislation. There is no content indicating that there will be a design review process or guidelines for existing and new construction along the corridor. The proposed zoning changes support dense, taller construction that is out of character with the historic development pattern of Harford Road. Currently, we have a variety of designs from different time periods, offering different sizes and spaces. In the future, we may have tall, dense construction that fills existing land parcels to the maximum. What would that look like and is that what we want? Also, in the future the community may see developers assemble blocks of buildings to build even larger characterless structures. We need to see a complete vision of the future, not an opportunistic one without design considerations.
4. **No Plan for Green Spaces** – There is no content, requirement or guidelines for green space. Additional trees and green spaces are a long-desired goal of the City and its residents. Why isn't tree planting, landscaping, etc. a required element of new dense, tall development? It should be.
5. **Failure to address Equity Needs** – There is no content in the legislation to address the mobility needs of the elderly and disabled. Not everyone will be able to walk, bike or take mass transit to establishments along the Harford Road Corridor. Instead, the legislation eliminates parking requirements and curb cuts. As a community we are all responsible for providing complete access to public spaces, including for those who rely on the automobile for mobility. We want our community to be welcoming and available to all!

In closing, we respectfully ask that you **OPPOSE** for the reasons stated above, and for those stated in the testimony included in the City Council's records for the legislation. Thank you for your consideration.

Michael and Kathleen Kotarba
Arcadia Community Residents

Leva, Anthony F (City Council)

From: dillbwell@everyactioncustom.com on behalf of Dillon Broadwell
<dillbwell@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:28 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Dillon Broadwell
3618 Keystone Ave Baltimore, MD 21211-1314 dillbwell@gmail.com

Leva, Anthony F (City Council)

From: bshannahan@everyactioncustom.com on behalf of Brittany Shannahan
<bshannahan@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:25 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I agree with the message below, but I just wanted to add a few things.

Residential neighborhoods should not have more parking spaces than people. But when I used to live at 39th and Keswick, that was exactly the case. I don't just agree with the argument that tying parking to housing is ridiculous because it reduces housing options and drives up housing costs (although that is very true, and as a renter and as someone who averages one car trip per week, this affects me a lot). I also think it's a huge barrier to walkable neighborhoods for people who live here to constantly have to walk around parking lots in order to access services. Parking lots everywhere are an urban blight. Only rich people can afford to pay an extra \$150 a month to pay for a parking space in these developments anyway. And requiring parking lots for new developments encourages people moving to developments in already walkable neighborhoods to drive everywhere, creating more traffic.

I agree with Bikemore and have the same t-shirt that Jed Weeks wears everywhere: Street parking is theft. It swindles us of better designed communities to serve outdated, dinosaur concepts of what it means to live in the city. It is perfectly possible to look at research into ways to make sure that there is ample parking for local businesses - but taking valuable public space for new build apartments reduces the available resources to provide this.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mx Brittany Shannahan
319 E 27th St Baltimore, MD 21218-4414
bshannahan@citizen.org

Leva, Anthony F (City Council)

From: jacquiegreff@everyactioncustom.com on behalf of Jacqueline Greff
<jacquiegreff@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:21 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Jacqueline Greff
1607 Lancaster St Baltimore, MD 21231-3423 jacquiegreff@icloud.com

Leva, Anthony F (City Council)

From: rwobrak@everyactioncustom.com on behalf of Rachel Wobrak
<rwobrak@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:08 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Rachel Wobrak
511 W 28th St Baltimore, MD 21211-3028
rwobrak@gmail.com

Leva, Anthony F (City Council)

From: sanz.kermes@everyactioncustom.com on behalf of Michelle Kermes
<sanzi.kermes@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:06 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Michelle Kermes
407 Southway Baltimore, MD 21218-2520
sanzi.kermes@gmail.com

Leva, Anthony F (City Council)

From: faithowhonda@everyactioncustom.com on behalf of Faith Owhonda
<faithowhonda@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:03 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Faith Owhonda

2911 Gwynns Falls Pkwy Baltimore, MD 21216-2818 faithowhonda@gmail.com

Leva, Anthony F (City Council)

From: jolson@everyactioncustom.com on behalf of Jason Olson
<jolson@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:02 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jason Olson
204 N Duncan St Baltimore, MD 21231-1310 jolson@udel.edu

Leva, Anthony F (City Council)

From: jillian.capewell@everyactioncustom.com on behalf of Jillian Capewell
<jillian.capewell@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Ms. Jillian Capewell

216 W Madison St Apt 2F Baltimore, MD 21201-4683 jillian.capewell@gmail.com

Leva, Anthony F (City Council)

From: davis.randolph@everyactioncustom.com on behalf of Randy Davis
<davis.randolph@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 3:00 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Randy Davis
2105 Hargrove St Baltimore, MD 21218-5802 davis.randolph@gmail.com

Leva, Anthony F (City Council)

From: davis.randolph@everyactioncustom.com on behalf of Randy Davis
<davis.randolph@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:59 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Randy Davis
2105 Hargrove St Baltimore, MD 21218-5802 davis.randolph@gmail.com

Leva, Anthony F (City Council)

From: klstewart76@everyactioncustom.com on behalf of Kristina Stewart <klstewart76@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:58 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Kristina Stewart
2732 N Howard St Baltimore, MD 21218-4309 klstewart76@gmail.com

Leva, Anthony F (City Council)

From: ambrymsmith@everyactioncustom.com on behalf of Ambrym Smith
<ambrymsmith@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:58 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ambrym Smith
2641 Hampden Ave Baltimore, MD 21211-3107 ambrymsmith@gmail.com

Leva, Anthony F (City Council)

From: graham@everyactioncustom.com on behalf of Graham Coreil-Allen
<graham@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Graham Coreil-Allen

3210 Auchentoroly Ter Baltimore, MD 21217-1949 graham@grahamprojects.com

Leva, Anthony F (City Council)

From: cbergh1313@everyactioncustom.com on behalf of Chris Bergh <cbergh1313@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:57 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Chris Bergh
2440 Woodbrook Ave Baltimore, MD 21217-1742 cbergh1313@gmail.com

Leva, Anthony F (City Council)

From: samjzisowmcclean@everyactioncustom.com on behalf of Sam Zisow-McClean
<samjzisowmcclean@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:56 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

This is genuinely exciting to me as a Baltimore resident!

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mx. Sam Zisow-McClean
2608 Hamilton Ave Baltimore, MD 21214-1909 samjzisowmcclean@gmail.com

Leva, Anthony F (City Council)

From: haywardcollin@everyactioncustom.com on behalf of Collin Hayward
<haywardcollin@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:55 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Collin Hayward
130 N Milton Ave Baltimore, MD 21224-1048 haywardcollin@gmail.com

Leva, Anthony F (City Council)

From: brodys2001@everyactioncustom.com on behalf of Brody Snook <brodys2001@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:51 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Brody Snook
817 S Charles St Baltimore, MD 21230-3938 brodys2001@gmail.com

Leva, Anthony F (City Council)

From: jeffdalik@everyactioncustom.com on behalf of Jeffrey Dalik
<jeffdalik@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:47 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jeffrey Dalik
320 Westshire Rd Baltimore, MD 21229-2234 jeffdalik@gmail.com

Leva, Anthony F (City Council)

From: neville.ferns@everyactioncustom.com on behalf of Neville Fernandes
<neville.ferns@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:46 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Neville Fernandes
9 S Curley St Baltimore, MD 21224-2234
neville.ferns@gmail.com

Leva, Anthony F (City Council)

From: livingbybike@everyactioncustom.com on behalf of Claire Pomykala
<livingbybike@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Claire Pomykala
3970 Falls Rd Baltimore, MD 21211-1866
livingbybike@gmail.com

Leva, Anthony F (City Council)

From: vicki.vandenburg@everyactioncustom.com on behalf of Vicki Vandenburg
<vicki.vandenburg@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Vicki Vandenburg
1344 W 41st St Baltimore, MD 21211-1549 vicki.vandenburg@yahoo.com

Leva, Anthony F (City Council)

From: vicki.vandenburg@everyactioncustom.com on behalf of Vicki Vandenburg
<vicki.vandenburg@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Vicki Vandenburg
1344 W 41st St Baltimore, MD 21211-1549 vicki.vandenburg@yahoo.com

Leva, Anthony F (City Council)

From: jedweeks@everyactioncustom.com on behalf of Jedediah Weeks
<jedweeks@everyactioncustom.com>
Sent: Tuesday, September 2, 2025 2:40 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Jedediah Weeks
214 W 27th St Baltimore, MD 21211-3001
jedweeks@gmail.com

Leva, Anthony F (City Council)

From: Daniel Wilson <ds.wilson82@gmail.com>
Sent: Tuesday, August 26, 2025 3:22 PM
To: Brandon M Scott; Cohen, Zeke (City Council); Conway, Mark (City Council); Tiso, Eric (DOP); Testimony
Subject: City Council Bill #25-0064/Zoning---Bulk and Yard Requirements—Amendments (Citywide)

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Dear Sirs:

We should be encouraging builders to go up, not out. Too much of our cityscape is already built upon or paved over. Making this problem worse adds to flash-flooding risk and harbor pollution due to rapid rain run-off.

Who is asking for this change? I fear the influence of out-of-town (Wall Street) investors who create more non-owner occupied housing and airbnb's, resulting in the weakening of our community bonds.

Please oppose the reduction of setbacks.

Regards,
Daniel S. Wilson
6302 Boxwood Rd,
Baltimore City, MD 21212

Leva, Anthony F (City Council)

From: Michael Scepaniak <michael@baltpop.org>
Sent: Monday, September 8, 2025 12:18 AM
To: rdorsey
Cc: Leva, Anthony F (City Council); Nicholes, Ash (City Council); Weiss, Sumner (City Council)
Subject: Re: Land Use & Transportation Committee - written testimony
Attachments: Baltimore City Bill 25-0065 Testimony (Zoning – Eliminating Off-street Parking Requirements) 20250907.pdf; Baltimore City Bill 25-0064 Testimony (Zoning – Bulk And Yard Requirements – Amendments) 20250907.pdf; Baltimore City Bill 25-0062 Testimony (Building Code – Single Exit From Residential Occupancy) 20250907.pdf

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Attached, please find testimony on behalf of BaltPOP to be considered in the upcoming Land Use & Transportation Committee hearings regarding the following bills:

- Bill 25-0062 (Building Code – Single Exit From Residential Occupancy)
- Bill 25-0064 (Zoning – Bulk And Yard Requirements – Amendments)
- Bill 25-0065 (Zoning – Eliminating Off-street Parking Requirements)

Please confirm receipt. Thank you for your time and efforts. Good luck!

Mike....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Thu, Aug 28, 2025, at 11:07 AM, Weiss, Sumner (City Council) wrote:

Best to send it in a couple of days before. But the earlier, the better- it will give committee members more time to review.

Sumner Weiss (he/him)



Baltimore City Council

Director of Legislative Affairs
Councilman Ryan Dorsey
Baltimore City Council, District 3
sumner.weiss@baltimorecity.gov
(410) 396-4812

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 4:16 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Cc: Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov>; Weiss, Sumner (City Council) <Sumner.Weiss@baltimorecity.gov>; Nicholes, Ash (City Council) <Ash.Nicholes@baltimorecity.gov>
Subject: Re: Land Use & Transportation Committee - written testimony

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Thank you. Is there a deadline other than "before the hearing starts"? Or do you need it by EOD one or two days before?

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

On Tue, Aug 26, 2025, at 3:34 PM, rdorsey wrote:

Send them as a PDF attachment to me at this address and CC the three others I've CC'd here.

Ryan Dorsey
Baltimore City Council
District 3
o [410-396-4812](tel:410-396-4812)
c [410-925-4156](tel:410-925-4156)

"To be on the side of people who are struggling for something doesn't necessarily mean you are being political." -Bob Dylan

From: Michael Scepaniak <michael@baltpop.org>
Sent: Tuesday, August 26, 2025 1:47:50 PM
To: rdorsey <Ryan.Dorsey@baltimorecity.gov>
Subject: Land Use & Transportation Committee - written testimony

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activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Councilmember Dorsey,

We'd like to submit written testimony in support of the bills being considered in the Land Use & Transportation Committee on September 11th and 18th. What are the procedures for doing that? To whom should I send the testimony and by when? I don't see instructions posted for these meetings or prior meetings. Thank you.

Mike.....

[BaltPOP - Baltimoreans for People-Oriented Places](#)

Leva, Anthony F (City Council)

From: Kathleen Kotarba <kathleenkotarba@icloud.com>
Sent: Sunday, September 7, 2025 2:22 PM
To: Testimony
Subject: Oppose City Council Bill #25-0065 -Zoning - Eliminating Off-Street Parking Requirements

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PLEASE GIVE THIS YOUR IMMEDIATE ATTENTION AND ADD TO THE LEGISLATIVE RECORD (LEGISTAR) IMMEDIATELY. THANK YOU.

Dear Honorable President and Members of the City Council

Re: **Oppose** City Council Bill #25-0065 – Zoning – Eliminating Off-Street Parking Requirements

As Baltimore City residents and homeowners for over four decades, we **strongly oppose** City Council Bill #25-0065. Please share this letter with the members of the City Council and include it in the legislative record for this bill.

Baltimore’s citizens are already well served by the recently updated Zoning Code. There is no defensible rationale to upend the legislated Off-Street Parking Requirements.

Homeowners have invested in Baltimore City and depend upon residential zoning that supports their neighborhoods. Citizens and communities already count on zoning that:

- 1- encourages owner occupancy and long term commitment,
- 2- discourages institutional and absentee investors,
- 3- provides a reliable and stable tax base,
- 4-maintains and encourages greenspaces, including homeowner and public yards and gardens
- 5-preserves thoughtful community design that builds upon existing community assets.

There are actually three current bills (#25-0064, #25-0065). If all three bills become law there will be a layering effect. The resulting impacts are unknown and not addressed in the legislation. We have no idea what this will look like if the legislation is enacted. We encourage the City Council to review the three bills as a whole and not make piecemeal decisions about such major changes.

Here are reasons the reasons we **oppose Bill #25-0065**:

1- Treats all neighborhoods as though they have the same characteristics and needs. They do not. It is self evident that Baltimore's neighborhoods offer a variety of uses and densities of structures. Many neighborhoods include both residential and commercial properties of a variety of sizes and scales. Many include churches,

schools, health care facilities, restaurants, grocery stores and specialty businesses. Each kind of use will have distinct parking needs associated with their specific location. Eliminating off-street parking requirements in all zoning categories will discourage homeowners, renters, church-goers, business customers, health care patients, tourists and people of all categories who need to find a parking place.

2- Creates incentives to cut corners and not include parking in new construction and business plans. Many Baltimore neighborhoods already lack sufficient parking spaces to accommodate existing stores, restaurants, churches, health care facilities and group homes. Already some households, both homeowner and rental, have multiple vehicles and resort to parking on front yards. Already there is inadequate Zoning enforcement of this type of illegal parking. Matters will only become worse if there are no minimum off-street parking requirements. It would be a serious mistake to discourage Baltimore City's homeowners by thwarting their current expectations to park near their house. Homeowners are key to the City's tax base and should be respected for their support of Baltimore's stability.

3- Does not address the additional zoning, housing, building and transportation inspection staffing requirements. There likely will be more double parking and illegal parking in general. There should be a plan to provide adequate parking and a plan for enforcement for those who violate the rules.

4- There is no fiscal analysis or data to support this legislation. It does not address fiscal implications for the future, including potential increases to the City budget. This short-sighted planning also ignores the needs of

visitors to our city. We seek the financial benefits of additional tourism, but frustrate our visitors when they come to see us by car. We want more residents, but not all are carless, Many of our residents and visitors have disabilities that require special transportation consideration. What is the physical and fiscal impact upon these individuals? Before passing this “one size fits all” legislation we need to consider some actual data that addresses the potential outcomes. It is not too much to expect before we take the risk.

5- While the legislation suggests an optimistic view of a Baltimore City with fewer cars, it fails to address our current realities. It is an admirable goal to increase the use of bicycles as a mode of transportation, but not all Baltimoreans are able to regularly use bikes. It is also an admirable goal to wean ourselves away from reliance on cars, but we do not have a fully viable public transportation system. While admirable as an idea, this legislation cannot assure public transportation funding. A highly functioning transportation system relies upon State and Federal dollars, and they are becoming increasingly scarce. Major public transportation projects often require decades to complete, assuming that there is sufficient political alignment to support construction. It would be irresponsible to eliminate off-street parking minimum requirements prior to achieving a fully viable public transportation system.

In conclusion, we strongly **OPPOSE Bill #25-0065**. This bill represents top down decision making that imposes upon the people of Baltimore City. It is one bill in a package of bills that, when combined, constitute an experiment that could be detrimental to Baltimore’s neighborhoods. Bill #25-0065 contradicts the effort that went into the recently updated Zoning Code. Baltimoreans did not vote for this and expect better of their City government.

Respectfully,

Kathleen and Michael Kotarba

3021 Iona Terrace

Baltimore MD 21214

Leva, Anthony F (City Council)

From: Kathleen Kotarba <kathleenkotarba@icloud.com>
Sent: Sunday, September 7, 2025 2:15 PM
To: Testimony
Subject: OPPOSE City Council Bill 25-0064 Zoning - Bulk and Yard Requirements - Amendments

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PLEASE GIVE THIS YOUR IMMEDIATE ATTENTION AND ADD TO THE LEGISLATIVE FILE (LEGISTAR) IMMEDIATELY. THANK YOU.

Dear Honorable President and Members of
the Baltimore City Council

Re: **Oppose** City Council Bills #25-0064

As Baltimore City residents and homeowners for over four decades, we **strongly oppose** City Council Bill #25-0064. Please share this letter with all members of the City Council and include it in the legislative record for this bill.

Baltimore's citizens are already well served by the recently updated Zoning Code. There is no defensible rationale to upend the legislated Bulk and Yard Requirements. Homeowners have invested in Baltimore City and depend upon residential zoning that supports their

neighborhoods. Citizens and communities already count on zoning that:

- 1- encourages owner occupancy and long term commitment,
- 2- discourages institutional and absentee investors,
- 3- provides a reliable and stable tax base,
- 4-maintains and encourages greenspaces, including homeowner and public yards and gardens
- 5-preserves thoughtful community design that builds upon existing community assets.

There are actually three current bills (#25-0064, #25-0065 and #25-0066) that raise interconnected concerns. If all three bills become law there will be a layering effect. The resulting impacts are unknown and not addressed in the legislation. We have no idea what this will look like if the legislation is enacted. We encourage the City Council to review the three bills as a whole and not make piecemeal decisions about such major changes.

Here are the reasons we **oppose Bill #25-0064**:

- 1- Treats all neighborhoods as though they have the same characteristics and needs.**

They do not. The City Council knows that Baltimore's neighborhoods offer a variety of designs with greenspace that is generally proportionate to the building types. This is an asset, offering a range of choices for everyone. Imposing a uniform change that reduces open and green space is misguided at best. This can lead to more hardscaping, increased run off and loss of green space overall. This is counter to decades of Baltimore City's sustainability planning and this is counter to the City's Comprehensive Plan.

2- Creates incentives for ill-conceived additions and "tear downs" that destroy the character and desirability of neighborhoods. Will there be any enforceable design standards that apply to new construction and additions? There is no evidence of that in the proposed legislation. With the exception of properties in CHAP Baltimore City Historic Districts, property owners need not follow any particular design standards. This legislation will allow property owners to cover more lot area and further reduce green space. The resulting additions and new construction could be in visual conflict with existing communities. No one will review the visual impact. There will be no recourse for bad design.

3- Does not address the additional housing and building permit and inspection staffing requirements. There will be more construction activity that requires

additional monitoring and additional City attorneys when legal action is needed.

4- There is no fiscal analysis or data to support this legislation. It does not address fiscal implications for the future, including potential increases to the City budget.

5- Does not address overall environmental impacts resulting from increased density.

In conclusion, we strongly **OPPOSE Bill #25-0064**. This bill represents top down decision making that imposes upon the people of Baltimore City. It is one bill in a package of bills that, when combined, constitute an experiment that could be detrimental to Baltimore's neighborhoods. Bill #25-0064 contradicts the thoughtful years long effort that went into the recently updated Zoning Code of several years ago. Baltimoreans did not vote for this and expect better of their City government.

Respectfully,

Kathleen and Michael Kotarba

3021 Iona Terrace

Baltimore MD 21214

Leva, Anthony F (City Council)

From: ahinz61@everyactioncustom.com on behalf of Andrew Hinz <ahinz61@everyactioncustom.com>
Sent: Saturday, September 6, 2025 6:07 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Andrew Hinz
1427 Park Ave Baltimore, MD 21217-4231
ahinz61@outlook.com

Leva, Anthony F (City Council)

From: weberse2@everyactioncustom.com on behalf of Sarah Weber <weberse2@everyactioncustom.com>
Sent: Saturday, September 6, 2025 4:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Less parking lots, more green space, more SAFETY.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Sarah Weber
141 N Kenwood Ave Baltimore, MD 21224-1244 weberse2@gmail.com

Leva, Anthony F (City Council)

From: Gabriel Kroiz <kroizarch@gmail.com>
Sent: Saturday, September 6, 2025 2:41 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065 Inbox

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Dear Council,
Please consider my testimony regarding CB #25-0062, CB #25-0064, CB #25-0065:

For Baltimore to grow, it must be a city that accommodates young families. #25-0062 will enable more diverse building designs in Baltimore City that can more easily accommodate multiple bedrooms for families and feature more windows, leading to improved cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates the present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with the construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Gabriel Kroiz

2213 Winterling Court | Baltimore, MD 21231
410.499.7571 | kroizarch@gmail.com

Leva, Anthony F (City Council)

From: renejcardona27@everyactioncustom.com on behalf of Rene Cardona <renejcardona27@everyactioncustom.com>
Sent: Saturday, September 6, 2025 2:26 PM
To: Testimony
Subject: Oppose the Jones Falls Transfer Station proposal, especially without safety improvements

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Dear City Council Testimony,

I am writing in opposition to the city's proposal to relocate the Sisson Street Transfer Facility to the Potts & Callahan site along Falls Road in the Jones Falls Valley.

For years, the Mayor's Office and the Baltimore City Department of Transportation have made promises for improvements to this corridor that would make it safe for people of all ages and abilities to walk and bike from Maryland Avenue all the way to Union Avenue.

These promises included:

- 1) Widening the Jones Falls Trail to high quality trail standards between Maryland Avenue and the Round Falls switchbacks, as the trail along this section is below minimum trail width standards. Part of this proposal is currently in planning as part of the Jones Falls Gateway project.
- 2) Maintaining the closure to through traffic north of the Potts and Callahan site. This commitment was made by Mayor Scott in his first term to the Greater Remington Improvement Association to expand safe outdoor recreational space during the pandemic. Unfortunately, the commitment was broken and the road reopened. Baltimore City Department of Transportation was subsequently instructed to produce several designs including restoration of that traffic diverter, which were presented to the community with an anticipated installation timeline of 12 months. No improvements were installed.
- 3) Conversion of a small section of Falls Road and Clipper Mill Road to one-way, which would allow installation of a walking and biking sidepath on the most dangerous and narrow section of the corridor.

All three of these unrealized improvements--improvements already promised by the administration--are necessary to make the corridor safe and accessible to people of all ages and abilities walking and biking TODAY. Potential introduction of increased truck and personal vehicle traffic to the corridor with a relocation of the Sisson Street Transfer Facility makes all of these improvements even more urgent and necessary.

It's important to note that these improvements would not restrict vehicle access to any businesses or residences along the corridor. All would still be accessible by car, and via the routes currently most commonly used to access those residences and businesses. The only thing this proposal would do is prevent the most dangerous behavior on the corridor: through speeding by drivers seeking to avoid the JFX.

There is no safe path to relocation of the transfer facility to the Jones Falls Valley without all three of these improvements being installed in advance of or concurrently with relocation. Anyone supporting relocation without committing to these improvements is endorsing a plan that will injure and kill pedestrians and bicyclists.

I do not believe the proposed relocation site is a good one, but I urge you to commit to these improvements regardless of the outcome of the relocation proposal.

Sincerely,
Sir Rene Cardona
1832 Gough St Baltimore, MD 21231-2610
renejcardona27@gmail.com
(228) 239-7197

Leva, Anthony F (City Council)

From: natsbar@everyactioncustom.com on behalf of Nathan Sbar
<natsbar@everyactioncustom.com>
Sent: Friday, September 5, 2025 9:22 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I know that the following message is a form letter, but I do sincerely approve the message. I believe that a city should be a city. Baltimore will never thrive if we can only imagine suburbs then try to force our city into that straightjacket of a development pattern. Allowing for developers in a city to build outside of the suburban pattern is necessary, even if not sufficient, to leading Baltimore to prosperity. The rest is the form letter part:

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Nathan Sbar
1736 Patapsco St Baltimore, MD 21230-4824 natsbar@pm.me

Leva, Anthony F (City Council)

From: JBeall0114@everyactioncustom.com on behalf of Jaden Beall <JBeall0114@everyactioncustom.com>
Sent: Friday, September 5, 2025 1:48 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Jaden Beall
2203 Guilford Ave Baltimore, MD 21218-5816 JBeall0114@mail.com

Leva, Anthony F (City Council)

From: dhbjorndalen@everyactioncustom.com on behalf of David Bjorndalen
<dhbjorndalen@everyactioncustom.com>
Sent: Friday, September 5, 2025 1:45 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

David Bjorndalen

710 S Beechfield Ave Baltimore, MD 21229-4423 dhbjorndalen@gmail.com

Leva, Anthony F (City Council)

From: mel@everyactioncustom.com on behalf of Melanie Scheirer
<mel@everyactioncustom.com>
Sent: Friday, September 5, 2025 1:11 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Melanie Scheirer
1623 W Pratt St Baltimore, MD 21223-2446 mel@mountclare.net

Leva, Anthony F (City Council)

From: cohenrachels@everyactioncustom.com on behalf of Rae Cohen
<cohenrachels@everyactioncustom.com>
Sent: Friday, September 5, 2025 8:05 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Miss Rae Cohen
119 Station North Mews Baltimore, MD 21202-2998 cohenrachels@gmail.com

Leva, Anthony F (City Council)

From: cohenrachels@everyactioncustom.com on behalf of Rae Cohen
<cohenrachels@everyactioncustom.com>
Sent: Friday, September 5, 2025 8:04 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Miss Rae Cohen
119 Station North Mews Baltimore, MD 21202-2998 cohenrachels@gmail.com

Leva, Anthony F (City Council)

From: shoestalk@everyactioncustom.com on behalf of Frank Szustak
<shoestalk@everyactioncustom.com>
Sent: Friday, September 5, 2025 6:40 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Frank Szustak
101 W 23rd St Baltimore, MD 21218-5607
shoestalk@outlook.com

Leva, Anthony F (City Council)

From: arianna.koudounas@everyactioncustom.com on behalf of Arianna Koudounas
<arianna.koudounas@everyactioncustom.com>
Sent: Friday, September 5, 2025 4:00 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Arianna Koudounas
2203 Gough St Baltimore, MD 21231-2636
arianna.koudounas@gmail.com

Leva, Anthony F (City Council)

From: murdock_ls@everyactioncustom.com on behalf of Lauren Murdock
<murdock_ls@everyactioncustom.com>
Sent: Thursday, September 4, 2025 2:43 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Lauren Murdock
3940 Via Lucero Santa Barbara, CA 93110-1669 murdock_ls@hotmail.com

Leva, Anthony F (City Council)

From: jesskell@everyactioncustom.com on behalf of Jessie Keller
<jesskell@everyactioncustom.com>
Sent: Thursday, September 4, 2025 1:50 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms Jessie Keller
3806 Beech Ave Baltimore, MD 21211-2222 jesskell@yahoo.com

Leva, Anthony F (City Council)

From: asadahiro@everyactioncustom.com on behalf of Artie Sadahiro
<asadahiro@everyactioncustom.com>
Sent: Thursday, September 4, 2025 10:15 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Artie Sadahiro
1602 Park Ave # 3R Baltimore, MD 21217-4305 asadahiro@mica.edu

Leva, Anthony F (City Council)

From: mystereogotmono@everyactioncustom.com on behalf of Elyce Bloomfield
<mystereogotmono@everyactioncustom.com>
Sent: Thursday, September 4, 2025 9:38 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Elyce Bloomfield
425 Nottingham Rd Baltimore, MD 21229-2439 mystereogotmono@gmail.com

Leva, Anthony F (City Council)

From: morah129@everyactioncustom.com on behalf of Tracy Barnes-Malone <morah129@everyactioncustom.com>
Sent: Thursday, September 4, 2025 9:21 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mrs. Tracy Barnes-Malone
3607 Clifmar Rd Windsor Mill, MD 21244-3114 morah129@gmail.com

Leva, Anthony F (City Council)

From: Ryan Kingsbury <ryankingsbury766@gmail.com>
Sent: Thursday, September 4, 2025 8:35 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Ryan Kingsbury
2 E Wells St Apt 551 Baltimore, MD 21230-4948
ryankingsbury766@gmail.com

Leva, Anthony F (City Council)

From: michael.b.guyiii@everyactioncustom.com on behalf of Michael Guy
<michael.b.guyiii@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 10:52 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr Michael Guy
1315 Winston Ave Baltimore, MD 21239-3414 michael.b.guyiii@gmail.com

Leva, Anthony F (City Council)

From: pessoa.stoner@everyactioncustom.com on behalf of Cecilia Pessoa Gingerich
<pessoa.stoner@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 9:09 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

As my representative, please support these three important bills to improve our city. As the adage about trees goes, the best time to implement was 10 years ago, but the second-best time is today. These bills, especially the removal of parking minimums, make me excited to envision the Baltimore of 10 years from now!

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Cecilia Pessoa Gingerich
2105 Liberty Heights Ave Baltimore, MD 21217-2027 pessoa.stoner@gmail.com

Leva, Anthony F (City Council)

From: gtherk@everyactioncustom.com on behalf of Gary Therkildsen
<gtherk@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 5:52 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Gary Therkildsen
2439 E North Ave Baltimore, MD 21213-1517 gtherk@gmail.com

Leva, Anthony F (City Council)

From: kroizarch@everyactioncustom.com on behalf of Gabriel Kroiz
<kroizarch@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 5:39 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Gabriel Kroiz
251 W Lafayette Ave Baltimore, MD 21217-4217 kroizarch@gmail.com

Leva, Anthony F (City Council)

From: kroizarch@everyactioncustom.com on behalf of Gabriel Kroiz
<kroizarch@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 5:36 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Gabriel Kroiz
251 W Lafayette Ave Baltimore, MD 21217-4217 kroizarch@gmail.com

Leva, Anthony F (City Council)

From: kroizarch@everyactioncustom.com on behalf of Gabriel Kroiz
<kroizarch@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 5:35 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Gabriel Kroiz
251 W Lafayette Ave Baltimore, MD 21217-4217 kroizarch@gmail.com

Leva, Anthony F (City Council)

From: george@everyactioncustom.com on behalf of George Bourozikas
<george@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 1:17 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr George Bourozikas
719 Park Ave Baltimore, MD 21201-4712
george@bourozikas.net

Leva, Anthony F (City Council)

From: nickybainbridge@everyactioncustom.com on behalf of Nicky Meara-Bainbridge
<nickybainbridge@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 12:30 PM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Nicky Meara-Bainbridge

929 Homestead St Baltimore, MD 21218-3607 nickybainbridge@gmail.com

Leva, Anthony F (City Council)

From: Brian Line <brian.a.line@gmail.com>
Sent: Wednesday, September 3, 2025 12:00 PM
To: Testimony
Subject: Fwd: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear Council President Zeke Cohen,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Brian Line
2917 Guilford Ave Baltimore, MD 21218-4116
brian.a.line@gmail.com

----- Forwarded message -----

From: **Cohen, Zeke (City Council)** <Zeke.Cohen@baltimorecity.gov>
Date: Wed, Sep 3, 2025 at 10:11 AM
Subject: Re: Support for CB #25-0062, CB #25-0064, CB #25-0065
To: brian.a.line@gmail.com <brian.a.line@gmail.com>

Good morning,

Thank you for your email. To ensure your comments are included in the official bill file and received by the committee, please submit your testimony to testimony@baltimorecity.gov.

Thank you,
Hailey Kancherla

Office of the Baltimore City Council President Zeke Cohen
Baltimore City Council
100 Holliday Street, Room 400
Baltimore, MD 21202
Office: (410) 396-4804

From: brian.a.line@everyactionadvocacy.com <brian.a.line@everyactionadvocacy.com> on behalf of Brian Line
<brian.a.line@everyactionadvocacy.com>

Sent: Wednesday, September 3, 2025 8:32 AM

To: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>

Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass

Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,

Mr. Brian Line

2917 Guilford Ave Baltimore, MD 21218-4116

brian.a.line@gmail.com

Leva, Anthony F (City Council)

From: Andrew Waldman <andrew.r.waldman@gmail.com>
Sent: Wednesday, September 3, 2025 11:46 AM
To: Testimony
Subject: Please record my SUPPORT for Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

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I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I am very supportive of moving our housing policies beyond the stagnation they have suffered at the hands of the feckless leadership of Baltimore's past. We cannot afford to let our city's housing policies fester in a toxic soup of outdated thinking. There is nothing holding us back from doing this now, and we must do so. We will be left behind if we do not find ways to make housing more available to more people who want to live in Baltimore.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Mr. Andrew Waldman
2635 Hampden Ave Baltimore, MD 21211-3107
andrew.r.waldman@gmail.com

Leva, Anthony F (City Council)

From: melissafreilich@everyactioncustom.com on behalf of Melissa Freilich
<melissafreilich@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 11:45 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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Dear City Council Testimony,

I am writing in support of Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

I'm a young professional and parent planning to spend my life in Baltimore, and I want Baltimore to thrive. In order for Baltimore to grow, it must be a city that accommodates young families. #25-0062 will allow more diverse building designs in Baltimore City that more easily accommodate multiple bedrooms for families and allow for more windows in and better cross-ventilation of apartments.

Much of our built environment in Baltimore pre-dates present bulk and yard requirements. Adjusting those requirements, as #25-0064 seeks to do, will also further a diversity of building types in the city, allowing us to build both larger and smaller kinds of homes and enabling more people of different incomes and needs to live in more neighborhoods.

One of the largest costs associated with construction of new housing is parking. The city's remaining parking minimums are arbitrary and force up the cost of housing for everyone living in a building, even if they choose not to own a car. Devoting too much space to parking also degrades the walkability of neighborhoods, removing potential space for housing and small businesses in favor of car storage. #25-0065 would remove arbitrary parking minimums, and allow a developer or homeowner to determine their parking needs. Cities across the country have successfully repealed arbitrary parking minimums, and seen improvements to the walkability, affordability, and small business climate as a result.

All three of these bills are consistent with goals outlined in the city's recently adopted comprehensive plan, and will work to make Baltimore a more affordable, walkable, and family-friendly place to call home.

I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Ms. Melissa Freilich
400 W 28th St Baltimore, MD 21211-3026
melissafreilich@gmail.com

Leva, Anthony F (City Council)

From: Blake Barnett <blakebarnett43@gmail.com>
Sent: Wednesday, September 3, 2025 10:19 AM
To: Testimony
Subject: Support for Bills #25-0062, #25-0064, and #25-0065.

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Dear Council President Zeke Cohen,

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr Blake Barnett
1201 Berry St Baltimore, MD 21211-1994
blakebarnett43@gmail.com

Leva, Anthony F (City Council)

From: PSINNIS@everyactioncustom.com on behalf of Photini Sinnis
<PSINNIS@everyactioncustom.com>
Sent: Wednesday, September 3, 2025 8:39 AM
To: Testimony
Subject: Support for CB #25-0062, CB #25-0064, CB #25-0065

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I encourage the Land Use and Transportation Committee to vote favorably, and for the full council to pass Baltimore City Council bills #25-0062, #25-0064, and #25-0065.

Sincerely,
Dr. Photini Sinnis
719 Park Ave Apt 1 Baltimore, MD 21201-4712 PSINNIS@JHSPH.EDU

Leva, Anthony F (City Council)

From: Mead, Nancy (City Council)
Sent: Thursday, July 3, 2025 11:32 AM
To: Leva, Anthony F (City Council)
Subject: FW: Personal Opposition to Zoning Bills 0064,0065 and 0066

Follow Up Flag: Follow up
Flag Status: Flagged

For the file.



OFFICE OF COUNCIL SERVICES

Nancy M. Mead
Interim Director
Office of Council Services

100 N. Holliday Street
Baltimore, MD 21202
nancy.mead@baltimorecity.gov

Office: (410) 446-7962
Mobile: (803) 371-6872

From: Charles Williams <chazwilliamz@gmail.com>
Sent: Thursday, July 3, 2025 11:19 AM
To: Zac Blanchard <zac@blanchardforbaltimore.com>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>
Cc: Brenda Allison <bkayeallison@gmail.com>; Joel Kurz <joe@thegardenbaltimore.com>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Jules Dunham Howie <juleshouse@hotmail.com>; Malcolm Lewis <Malcolm.Lewis1130@gmail.com>; JC Peralta <mpjcruz@gmail.com>; Jeff Thompson <jtphil3.8@gmail.com>; Jamaalttaylor86@gmail.com; Rafael McFadden <rafaelmac33@gmail.com>; Eric Brown <mobybrown@aol.com>; William Blackwell <willmarionb1510@verizon.net>; Savarese, Brandy (City Council) <brandy.savarese@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Charleus, Tyriq (DOP) <Tyriq.Charleus@baltimorecity.gov>; Bolden, Tarek (DOP) <tarek.bolden@baltimorecity.gov>; Al Hathaway <alhathaway@gmail.com>; nnenna ochuba <nnenna.ochuba@gmail.com>; kenihines@gmail.com; Cynthia Ryals <ciciryals@renaissancebc.com>; Fred Tillman <metropropsllc@gmail.com>; Atiba Nkrumah <atiba.nkrumah@gmail.com>; marble hill <marblehillimprovement@gmail.com>; bullock@baltimorecity.gov; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>; Henson, Brandi (DHCD) <Brandi.Henson@baltimorecity.gov>; yoko.robinson@baltimorecity.gov; Marti Pitrelli <erasmocho@yahoo.com>; Yates, Ericka (DHCD) <Ericka.Yates@baltimorecity.gov>; DHCD MPIA Request <dhcd.mpia@baltimorecity.gov>; Quarles, Chantel (DHCD) <Chantel.Quarles@baltimorecity.gov>; Mead, Nancy (City Council) <Nancy.Mead@baltimorecity.gov>; Wanda Best <wgbest@verizon.net>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; km@kathleenmitchell.com; kweisi.mfume@house.state.md.us; District11 <District11@baltimorecity.gov>; aaronleonardcoleman@gmail.com; info@historiciupton.com; Upton@historiciupton.com; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Brandon M Scott <brandonm.scott@baltimorecity.gov>; neighborsforsfzoning@gmail.com; Pierre Wright <wrgpr@aol.com>; stephanhanley@gmail.com; president@mvba.org
Subject: Personal Opposition to Zoning Bills 0064,0065 and 0066

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Dear Councilmember Blanchard,

I hope this message finds you well.

First, I want to sincerely thank you for attending our Marble Hill community meeting on May 20, 2025. I truly appreciated your presence — especially since this marked your **second visit** with us. Your continued engagement and the insights you shared regarding the Housing Options and Opportunity Act did not go unnoticed and mean a great deal to our community.

I'm reaching out personally to express my strong concern for Zoning Bills 25-0064, 25-0065, and 25-0066.

As a resident of historic Marble Hill, I care deeply about the long-term health, character, and stability of our neighborhood. While I fully understand the importance of promoting affordable and flexible housing options, these particular zoning changes raise serious concerns that I believe would have unintended, yet damaging, consequences for communities like ours.

Here's why:

- **Bill 0066** would allow up to four units to be built on lots currently zoned for single-family homes. This opens the door for increased investor activity and the conversion of homes into multi-unit rentals, making it harder for local families and first-time buyers to compete. Just this past April, our community had to actively push back against this exact type of predatory development — where duplexes were improperly being converted into quadruplexes. With support from Commissioner Alice Kennedy and the Department of Housing and Community Development, we were able to intervene and stop it. Adopting this bill now would feel like reversing that victory and signaling that those zoning protections no longer matter.
- **Bill 0065** would remove the requirement for off-street parking. Parking is already scarce in Marble Hill. Removing this requirement would increase congestion and create frustration for residents, particularly in older neighborhoods not designed to absorb that kind of density.
- **Bill 0064** proposes to reduce yard and green space requirements. These spaces are more than aesthetic — they contribute to safety, health, and the historic character that makes our community feel like home. Reducing them would strip away part of what gives Marble Hill its identity.

I'm not opposed to thoughtful growth — but I strongly believe that growth should be equitable and community-centered. The cumulative effect of these three bills would promote investor-driven development while diminishing the quality of life for existing homeowners and long-time residents.

Zack, I'm asking you not just as a constituent, but as someone who is deeply invested in preserving our neighborhood's integrity — please reconsider your support for these bills. I would also appreciate being notified of any upcoming hearings or public comment opportunities so I can continue to make my voice heard.

Thank you again for your time, your accessibility, and your ongoing commitment to public service. Your consistent presence in our community matters, and I trust you'll weigh our lived experience and local history in your decision-making.

Sincerely,
Charles Williams

Leva, Anthony F (City Council)

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Tuesday, October 14, 2025 7:31 AM
To: Testimony
Subject: Bill 25-0064: Additional Written Opposition

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To the Land Use and Transportation Committee:

Maryland Law imposes numerous requirements that must be met by the Mayor and City Council when adopting zoning regulations. In particular, Baltimore City zoning regulations must be designed to:

- control street congestion
- promote health, public safety, and general welfare
- provide adequate light and air
- promote the conservation of natural resources
- prevent environmental pollution
- properly manage growth and development
- promote or facilitate adequate transportation, water, sewerage, schools, recreation, parks, and other public facilities

(Land Use Article 10-302(2))

Baltimore City zoning regulations must include reasonable consideration for:

- the character of the district or zone and its suitability for particular uses
- the conservation of the value of buildings and other structures
- encouragement for orderly development and the most appropriate use of land throughout Baltimore City

(Land Use Article 10-302(3))

Baltimore City Code sets forth purposes of zoning regulations that include:

- to promote and protect public health, welfare, and quality of life for current and future generations
- to protect the physical environment and public natural resources for all residents
- to preserve and enhance the value of structures, communities, and neighborhoods

(Article 32 Zoning 2-101)

Amending the Zoning Code text requires the City Council to consider such issues as:

- whether the amendment would promote the public health, safety, and welfare
- the amendment's consistency with the intent and general regulations of the Zoning Code
- whether the amendment would effect a change in policy

(Article 32 Zoning 5-508(c))

The proceedings to date on Bill 25-0064 have failed to address, let alone satisfy, these requirements.

— Joan Floyd

Leva, Anthony F (City Council)

From: View Mail <maronick@verizon.net>
Sent: Monday, September 22, 2025 5:50 AM
To: Cohen, Zeke (City Council); Testimony
Subject: Council Bill #25-0064

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Dear Council President Cohen:

The purpose of my letter is to underscore my objection to bill #25-0064 as its passage will greatly affect my trust in the commitment of the City government to protect my investment of having purchased property in the City of Baltimore.

As I have written previously, in 1983 living in a row house development in Baltimore County, my husband and I wanted more open and green space for our family to enjoy. We purchased property that was zoned R-1 E with 10-foot setbacks in a single-family community. Those zoning requirements assured us that the zoning meant that not only our property had 10-foot setbacks with a restricted percentage of lot coverage, but that our neighbors' properties did as well. The R -1 E zoning assured us of the open and green space that we had sought and was the reason for our purchase

We trusted the City of Baltimore to live up to those zoning requirements. Bill # 25-0064 along with Bill # 25-0066 will destroy that assurance of the open and green space environment that we thought we had attained in the purchase of the property. The Bill represents a betrayal of that trust that the City of Baltimore will live up to what our contract said we had purchased --- a single-family home zoned R-1-E with 10-foot setbacks. Passage of these bills does not reflect the trust that people placed in the City of Baltimore that their legislators would protect their investment of purchasing a home in the City.

Passage of the bills puts our investment at risk. Setbacks and lot coverage maximums have value which were reflected in the premium price we paid for the property to acquire them for the assurance of the open and green space we desired. The City should live up to the commitment that the zoning code provided.

Not only is our investment and the investments of all who bought property in R-1-E zones put at risk by passage of these bills, but their passage will put single-family communities at risk as well. How many of the 12,000 vacant buildings and 22,000 vacant lots in Baltimore are in R zones? Please do not put what is going right in Baltimore at risk in trying to achieve affordable housing. There are other solutions that will achieve that goal without jeopardizing what is already a wonderful success of which the City government should be proud--- its single-family communities. Once passed, the bills will put at risk those wonderful successes. Please provide a set aside to preserve the open and green space of the R zoned single-family communities.

Thank you for your consideration of my concerns. Please do not pass these harmful bills.

Yours truly,

Nancy P. Maronick
5911 Charlesmead Rd,
Baltimore, MD 21212