

# City of Baltimore

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

## Meeting Minutes - Final

### Land Use & Transportation Committee

---

Thursday, September 18, 2025

10:00 AM Du Burns Council Chamber, 4th floor, City Hall, Phone:  
#1-408-418-9388, Access code: 2342 371 7217, Password:  
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m3c8b1a1c46c9a5cb334680caf66830c4)  
MTID=m3c8b1a1c46c9a5cb334680caf66830c4

---

**Council Bills 25-0040, 25-0062, 25-0064 and 25-0065**

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

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

#### **ROLL CALL**

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

[25-0040](#) Zoning – Uses – Retail: Small Box Establishment

FOR the purpose of making small box discount retail stores a conditional use by approval of the Board of Municipal Zoning Appeals in all commercial zoning districts; setting use standards for new small box discount retail stores; and defining certain terms.

**Sponsors:** Sharon Green Middleton, Odette Ramos, Mark Parker, Ryan Dorsey, Mark Conway, James Torrence, Paris Gray, John Bullock, Phylicia Porter, Antonio "Tony" Glover, Zac Blanchard

**A motion was made by Middleton that this Ordinance be Recommended Favorably with Amendment to the Land Use & Transportation Committee. The motion carried by the following vote:**

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

[25-0062](#) Building Code – Single Exit from Residential Occupancy

FOR the purpose of permitting certain residential buildings to have a single exit or access to a single exit, so long as certain conditions are met regarding the construction of the exit.

**Sponsors:** Ryan Dorsey, Mark Conway, Paris Gray, John Bullock, Zac Blanchard, Odette Ramos, Zeke Cohen

This hearing was recessed

[25-0064](#) Zoning – Bulk and Yard Requirements - Amendments

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

**Sponsors:** Paris Gray, Ryan Dorsey, Sharon Green Middleton, James Torrence, Zac Blanchard, Odette Ramos, Zeke Cohen, John Bullock, Phylcia Porter

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

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

**No:** 1 - Middleton

[25-0065](#) Zoning – Eliminating Off-Street Parking Requirements

FOR the purpose of repealing requirements for providing a minimum number of off-street parking spaces per use type; setting certain parking maximums; and correcting, clarifying, and conforming related provisions and tables.

**Sponsors:** Zac Blanchard, Ryan Dorsey, Paris Gray, Zeke Cohen

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

**Yes:** 5 - Dorsey, Parker, Gray, Bullock, and Blanchard

**No:** 2 - Middleton, and Porter

**ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**