



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

PUBLIC HEARING

**July 30, 2024**

**2:00 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**24-0498**

**REZONING - 3014-3030 DARBY STREET EAST; 3021-3039 ELM AVENUE;  
800-810 DARBY STREET SOUTH; NORTH SIDE DARBY STREET SOUTH  
ADJACENT 810 EAST; 3000-3012 DARBY STREET EAST; AND 3003-3019  
ELM AVENUE**

## CITY COUNCIL COMMITTEES

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Ryan Dorsey  
Antonio Glover  
Odette Ramos  
Robert Stokes

*Staff: Anthony Leva (410-396-1091)*

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*Staff: Marguerite Currin (443-984-3485)*

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*Staff: Marguerite Currin (443-984-3485)*

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President Nick Mosby, Chair  
All City Council Members

*Staff: Larry Greene (410-396-7215)*

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James Torrence

*Staff: Richard Krummerich (410-396-1266)*

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Robert Stokes  
Danielle McCray

*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 24-0498**

**Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue**

**Sponsor:** Council Member Ramos

**Introduced:** February 26, 2024

**Purpose:**

FOR the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

BY amending

Article - Zoning

Zoning District Maps

Sheet 35

Baltimore City Revised Code

(Edition 2000)

**Effective:** The 30<sup>th</sup> day after date it is enacted

**Agency Reports**

City Solicitor	
Dept of Housing & Community Development	Favorable
Dept of Planning	Favorable
Baltimore Development Corporation	Favorable
Dept of Transportation	No Objection
BMZA	Defer to Planning
Parking Authority	Favorable

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 64; Baltimore City Revised Code (Edition 2000). Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

### Bill Summary

If enacted this bill would change the zoning of the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue from R-7 to R-8 zoning. This is based on a mistake in zoning – in keeping the R-7 designation there is a degree of non-conformity among the structures and the designated zoning.

The purpose of the proposed rezoning is to “right-size” the zoning for this block, in order to reduce the degree of nonconformity. Prior to the comprehensive rezoning of the City in 2017, this block was zoned R-7, which is substantially similar to the R-7 district in today’s Article 32-Zoning. During the comprehensive rezoning process, residential portions of that former R-7 district retained R-7 in the new zoning map, while others were reassigned to either R-6 or R-8 zoning to better fit those properties. Many of the properties on these blocks are non-conforming to the underlying R-7 zoning and R-8 will improve conformance, but not remediate it completely. R-9 or R-10 would remediate non-conformance to lot area coverage completely but is not appropriate for this area.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** 24-0498 1<sup>st</sup> Reader, Agency Reports, Zoning Code

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Analysis by:            Tony Leva                            Direct Inquiries to: 410-396-1091

Analysis Date:        July 24, 2024

**CITY OF BALTIMORE  
COUNCIL BILL 24-0498  
(First Reader)**

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Introduced by: Councilmember Ramos  
Introduced and read first time: February 26, 2024  
Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Department of Transportation, Baltimore Development Corporation, Parking Authority of Baltimore City

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 3014-3030 Darby Street East; 3021-3039 Elm Avenue;**  
3 **800-810 Darby Street South; North Side Darby Street South Adjacent 810 East;**  
4 **3000-3012 Darby Street East; and 3003-3019 Elm Avenue**

5 FOR the purpose of changing the zoning for the properties known as 3014-3030 Darby Street  
6 East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South  
7 Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in  
8 red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and  
9 providing for a special effective date.

10 BY amending

11 Article - Zoning  
12 Zoning District Maps  
13 Sheet 35  
14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 Sheet 35 of the Zoning District Maps is amended by changing from R-7 Zoning District to the  
18 R-8 Zoning District the property known as properties known as 3014-3030 Darby Street East;  
19 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent  
20 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as further specified below,  
21 and as outlined in red on the plat accompanying this Ordinance.

22 800 Darby Street South Ward 13 Section 12 Block 3504E Lot 1  
23 802 Darby Street South Ward 13 Section 12 Block 3504E Lot 2  
24 804 Darby Street South Ward 13 Section 12 Block 3504E Lot 3  
25 806 Darby Street South Ward 13 Section 12 Block 3504E Lot 4  
26 808 Darby Street South Ward 13 Section 12 Block 3504E Lot 5  
27 810 Darby Street South Ward 13 Section 12 Block 3504E Lot 6  
28 NS Darby St South Adj 810 on East Ward 13 Section 12 Block 3504E Lot 7  
29 3003 Elm Ave Ward 13 Section 12 Block 3504E Lot 8

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

## Council Bill 24-0498

1 3005 Elm Ave Ward 13 Section 12 Block 3504E Lot 9  
2 3007 Elm Ave Ward 13 Section 12 Block 3504E Lot 10  
3 3009 Elm Ave Ward 13 Section 12 Block 3504E Lot 11  
4 3011 Elm Ave Ward 13 Section 12 Block 3504E Lot 12  
5 3013 Elm Ave Ward 13 Section 12 Block 3504E Lot 13  
6 3015 Elm Ave Ward 13 Section 12 Block 3504E Lot 14  
7 3017 Elm Ave Ward 13 Section 12 Block 3504E Lot 15  
8 3019 Elm Ave Ward 13 Section 12 Block 3504E Lot 16  
9 3021 Elm Ave Ward 13 Section 12 Block 3504E Lot 17  
10 3023 Elm Ave Ward 13 Section 12 Block 3504E Lot 18  
11 3025 Elm Ave Ward 13 Section 12 Block 3504E Lot 19  
12 3027 Elm Ave Ward 13 Section 12 Block 3504E Lot 20  
13 3029 Elm Ave Ward 13 Section 12 Block 3504E Lot 21  
14 3031 Elm Ave Ward 13 Section 12 Block 3504E Lot 22  
15 3033 Elm Ave Ward 13 Section 12 Block 3504E Lot 23  
16 3035 Elm Ave Ward 13 Section 12 Block 3504E Lot 24  
17 3037 Elm Ave Ward 13 Section 12 Block 3504E Lot 25  
18 3039 Elm Ave Ward 13 Section 12 Block 3504E Lot 26  
19 3000 Darby Street East South Ward 13 Section 12 Block 3504E Lot 27  
20 3002 Darby Street East Ward 13 Section 12 Block 3504E Lot 28  
21 3004 Darby Street East Ward 13 Section 12 Block 3504E Lot 29  
22 3006 Darby Street East Ward 13 Section 12 Block 3504E Lot 30  
23 3008 Darby Street East Ward 13 Section 12 Block 3504E Lot 31  
24 3010 Darby Street East Ward 13 Section 12 Block 3504E Lot 32  
25 3012 Darby Street East Ward 13 Section 12 Block 3504E Lot 33  
26 3014 Darby Street East Ward 13 Section 12 Block 3504E Lot 34  
27 3016 Darby Street East Ward 13 Section 12 Block 3504E Lot 35  
28 3018 Darby Street East Ward 13 Section 12 Block 3504E Lot 36  
29 3020 Darby Street East Ward 13 Section 12 Block 3504E Lot 37  
30 3022 Darby Street East Ward 13 Section 12 Block 3504E Lot 38  
31 3024 Darby Street East Ward 13 Section 12 Block 3504E Lot 39  
32 3026 Darby Street East Ward 13 Section 12 Block 3504E Lot 40  
33 3028 Darby Street East Ward 13 Section 12 Block 3504E Lot 41  
34 3030 Darby Street East Ward 13 Section 12 Block 3504E Lot 42

35 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
36 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
37 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
38 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
39 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
40 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
41 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
42 the Zoning Administrator.

**Council Bill 24-0498**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
2 enacted.


# **ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE**

## **AGENCY REPORTS**

**24-0498**

**REZONING - 3014-3030 DARBY  
STREET EAST; 3021-3039 ELM  
AVENUE; 800-810 DARBY STREET  
SOUTH; NORTH SIDE DARBY  
STREET SOUTH ADJACENT 810  
EAST; 3000-3012 DARBY STREET  
EAST; AND 3003-3019 ELM AVENUE**



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0498 / REZONING - 3014-3030 DARBY STREET EAST; 3021-3039 ELM AVENUE; 800-810 DARBY STREET SOUTH; NORTH SIDE DARBY STREET SOUTH, etc.		

TO

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

DATE: April 19, 2024

At its regular meeting of April 18, 2024, the Planning Commission considered City Council Bill #24-0498, for the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0498 and adopted the following resolutions, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #24-0498 be **approved** by the City Council.

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 Eric Costello, Council Rep. to Planning Commission  
 Mr. Colin Tarbert, BDC  
 Ms. Rebecca Witt, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Stephanie Murdock, DHCD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Liam Davis, DOT  
 Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

**April 18, 2024**

**REQUEST:** City Council Bill #24-0498/ Rezoning – 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue:

For the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

**RECOMMENDATION:** Adopt findings and Approve

**STAFF:** Marie McSweeney Anderson

**INTRODUCED BY:** Councilmember Ramos

**OWNERS:** Multiple

### **SITE/GENERAL AREA**

Site Conditions: The subject properties are located in the block encompassed by Mill Road on the north, Elm Avenue on the west, Darby Street South on the south, and Darby Street East on the east, 42 properties in total.

General Area: These properties are located in the southern end of the Hampden Neighborhood, which is predominantly residential in character, with commercial uses along major corridors, and scattered institutional uses.

### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

### **ZONING CODE REQUIREMENTS**

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

(i) a substantial change in the character of the neighborhood where the property is located; or

- (ii) a mistake in the existing zoning classification.
- (2) *Required findings of fact.*  
 In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:
  - (i) population changes;
  - (ii) the availability of public facilities;
  - (iii) present and future transportation patterns;
  - (iv) compatibility with existing and proposed development for the area;
  - (v) the recommendations of the City agencies and officials; and
  - (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.
- (3) *Additional standards – General*  
 Additional standards that must be considered for map amendments are:
  - (i) existing uses of property within the general area of the property in question;
  - (ii) the zoning classification of other property within the general area of the property in question;
  - (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
  - (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

**ANALYSIS**

The purpose of the proposed rezoning is to “right-size” the zoning for this block, in order to reduce the degree of nonconformity. Prior to the comprehensive rezoning of the City in 2017, this block was zoned R-7, which is substantially similar to the R-7 district in today’s Article 32 – *Zoning*. During the comprehensive rezoning process, residential portions of that former R-7 district retained R-7 in the new zoning map, while others were reassigned to either R-6 or R-8 zoning to better fit those properties. Many of the properties on these blocks are non-conforming to the underlying R-7 zoning and R-8 will improve conformance, but not remediate it completely. R-9 or R-10 would remediate non-conformance to lot area coverage completely, but is not appropriate for this area.

**Required Findings:**

Per §5-508(b)(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. Most of the houses in this area do not meet current bulk standards for R-7. This is due to additions to the rear of the homes added over time. There has been change to the housing over time, but moreover, this area could have been recategorized as R-8 in the last zoning code rewrite in alignment with other current R-8 zoned blocks around this area. Specifically in the 800 block of 34<sup>th</sup> Street, the lot sizes are similar and this area was zoned R-8 in the zoning update.

**Maryland Land Use Code – Requirements for Rezoning:**

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2023)). In reviewing this request, the staff finds that:

1. **The Plan:** The R-7 zoning district is intended for areas with “a diverse range of housing types” that accommodate transition between “naturalistic and urban settings.” This district often includes detached and semi-detached, rowhouse, and multifamily developments of a “larger scale” than found in most residential districts. In this case, this area aligns more closely with R-8 “Rowhouse Residential District” which “maintains the traditional form of urban rowhouse development” which “contain continuous, block-long rowhouse development built to or modestly set back from the street.” All of the housing in this area is rowhouse style built to the property line and meets the R-8 definition.
2. **The needs of Baltimore City:** Baltimore City needs to retain and attract residents. This area is a stronghold of longtime residents while also seeing a change in new owners. This will make it easier for residents to make improvements to the exterior of their homes. Due to the non-conforming status, the property owners must get approval from BMZA for any exterior additions. This change would reduce variance requests and increase the likelihood for approval in some cases.
3. **The needs of the particular neighborhood:** Residents in this community wish to stay in the neighborhood by making improvements to their homes. Currently, since most of the homes are in non-conformance to the bulk standards, all improvements must go to the Board of Municipal Zoning Appeals (BMZA) creating barriers to maintaining housing stock.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2023)). The findings of fact include:

1. **Population changes;** The Hampden area has seen a slight increase in population almost to 2000 census levels and has maintained steady development and growth. This area of Hampden is classified as “C” in the [2023 Housing Market Typology](#), with generally less than 2% of vacant land or lots.
2. **The availability of public facilities;** The neighborhood is well served by public facilities and this is not anticipated to change.
3. **Present and future transportation patterns;** There is access to public transportation on Falls Road. This rezoning would not substantially increase density in any way and therefore there are no anticipated future impacts to transit.
4. **Compatibility with existing and proposed development for the area;** There are proposed developments for other areas in Hampden, but these particular blocks do not have any short term plans for re-development that would change the single family residential character of the neighborhood.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.

6. **The relation of the proposed amendment to the City's plan.** Since there are no community plans for this area, we rely on the Comprehensive Plan and the Zoning Code to provide guidance. The 2006 Comprehensive Plan does not have substantial recommendations for this area. The definitions for R-8 and the bulk standards in the Zoning Code more closely align with the built environment in this location and would right size this zoning district.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** All of the properties are mainly single-family row house style residential properties. Over half of the properties are homeowner occupied.
- (ii) **the zoning classification of other property within the general area of the property in question;** The area surrounding is range from R-6 to R-8 zoned with some industrial uses at the Mill Center and Maryland SPCA. The lot sizes for R-7 zoned properties nearby are generally 90 feet in length or more and the properties nearby zoned R-8 are generally 80 feet or less in length. These properties are just over 80 feet in length.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification; and** The residential uses are not anticipated to change.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** There is ongoing development toward multifamily housing in the Hampden area, but in the short term, there are no anticipated plans for large scale change in this particular area.

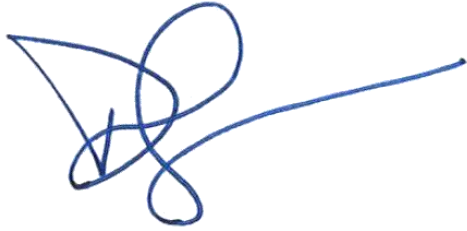
Above is the staff’s review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public’s interest, in that it will reduce non-conformity and make it easier for existing residents to stay in place.

Equity:

- **Impact:** In the short term, the proposed rezoning may have a positive impact for individuals wishing to make improvements or additions to their current properties. In the longterm, unless substantial zoning reform occurs, property owners who choose to rebuild their homes will need to follow R-8 bulk standards if the change is made. The uses for R-8 are the same as R-7, except in the case of “Rooming House 10 or fewer units” which is conditional by Board. There is no demonstrated increase in access or equity due to this rezoning as it does not substantially change the residential makeup or use of the properties.
- **Engagement:** On September 24, 2023, prior to introduction of the bill, Councilwoman Ramos hand delivered letters to the affected properties. She met with three individuals on September 29th and received no additional communication.
- **Internal Operations:** Rezoning of these properties will reduce variance requests for this area and may decrease staff time spent preparing for similar requests to the Board of Municipal

Zoning Appeals (BMZA).

Notification: Notification was sent to 280 individuals within and around the Hampden area, including Association leadership for the Hampden Community Council, Remington, and Woodberry.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

**Chris Ryer**  
**Director**

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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

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February 29, 2024

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: CC Bill #24-0498 Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District- Variances- 1005 West Lanvale Street**

Ladies and Gentlemen:

City Council Bill No. 24-0498 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0498 is to permit, subject to certain conditions, the conversion a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104, Lot 003); to grant variances from off-street parking requirements; and to provide for a special effective date. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,


A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference





<b>F R O M</b>	NAME & TITLE	Corren Johnson, Director	<b>CITY of BALTIMORE  M E M O</b>	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0498		

DATE: 3/18/2024

TO: Mayor Brandon Scott  
TO: Economic and Community Development Committee  
FROM: Department of Transportation  
POSITION: **No Objection**  
SUBJECT: Council Bill 24-0498

**TITLE** – Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue

**PURPOSE** – For the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

**COMMENTS** – Council bill 24-0498 would re-zone a cluster of homes in the Hampden area from R-7 to R-8. In terms of location, the homes sit in a “peninsula” south of Mill Road that is encircled by Elm Avenue and S Darby Street. The encircling road is a narrow, curving, one-way stretch that intersects Mill Road on both ends. In terms of zoning, the change would somewhat limit the uses permitted within the peninsula. The proposed R-8 zoning is restricted to rowhouses and similar developments, whereas the existing R-7 zoning allows for detached, semi-detached, rowhouse, and multi-family developments. These changes may be beneficial, given the existing roadway space constraints. Ultimately, the Department does not expect these changes to have a negative impact on traffic congestion or parking availability.

**DOT POSTION** – The Department of Transportation foresees no direct operational or fiscal impact resulting from the legislation. Therefore, the Department has **no objection** to the advancement of Council Bill 24-0498.

Please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson, Director

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: July 12, 2024  
RE: City Council Bill 24-0498



I am herein reporting on City Council Bill 24-0498 introduced by Councilmember Ramos.

The purpose of this bill is to change the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation requests for the selected properties to be rezoned and does not reference parking. The parking requirements for the properties will be based on the standards in the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. The PABC visited the site in April 2024 to investigate the availability of the existing off-street and on-street parking. It was observed that the present available on-street parking capacity is limited around these properties due to the present configuration of the ROW and the off-street parking is not readily accessible based on the present configurations at the rear of most of these properties. Additionally, the nearby off-street parking is not currently publicly available. Therefore, additional parking may be challenging for future subdivisions in this area. When building plans and uses are submitted, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0498



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner <i>Theo Nyongang Ouanji</i>
<b>DATE</b>	July 30, 2024
<b>SUBJECT</b>	<b>24-0498 Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue</b>

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

7/30/24

**Position: Favorable**

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0498 Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue for the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 24-0498 would rezone the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue from the R-7 Zoning District to the R-8 Zoning District. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of April 18, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that while the referenced properties are currently zoned R-7, all homes within

the affected area are a rowhouse style built to the property line and meet the R-8 definition. The Commission also found that rezoning would make it easier for residents within the referenced area to make improvements to the exterior of their homes while potentially reducing variance requests and increasing the likelihood of approval in some cases.

This Bill does not have an operational or fiscal impact on DHCD and the property is not located within any of our agency's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. DHCD does not foresee any negative impacts resulting from the approval of this Bill as its intended purpose is to "right-size" the zoning on an already existing track of housing in order to reduce its current degree of nonconformity.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0498.



## MEMORANDUM

**DATE:** March 26, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** Council Bill 24-0498

A handwritten signature in black ink, appearing to read "Colin Tarbert", written over the "FROM" line of the memorandum.

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0498 introduced by Councilmember Ramos.

### PURPOSE

The purpose and intent of the bill would be to change the zoning from the R-7 zoning district to the R-8 zoning district at the properties known as 3014-3030 Darby Street; 800-810 Darby Street; 3021-3039 Elm Avenue; 3000-3012 Darby Street and 3009-3019 Elm Avenue. The zoning change is necessary to correct an error made in the previous zoning code update.

### BRIEF HISTORY

In the last zoning update, the effected residential properties listed above were rezoned in error resulting in undue hardships. Residents had to apply for a variance to make any improvements to their homes because they are all non-conforming.

### FISCAL IMPACT [to BDC]

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report on City Council Bill 24-0498. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

DG

**ECONOMIC AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**ADDITIONAL DOCUMENTS**

**24-0498**

**REZONING - 3014-3030 DARBY  
STREET EAST; 3021-3039 ELM  
AVENUE; 800-810 DARBY  
STREET SOUTH; NORTH SIDE  
DARBY STREET SOUTH  
ADJACENT 810 EAST; 3000-3012  
DARBY STREET EAST; AND  
3003-3019 ELM AVENUE**



**Odette Ramos**

**Baltimore City Councilwoman**

**District 14**

(410) 396 - 4814

[odette.ramos@baltimorecity.gov](mailto:odette.ramos@baltimorecity.gov)

100 N. Holliday Street, Room 506

Baltimore MD 21202

**July 30, 2024**

**Testimony**

**24-0498 Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue**  
**FAVORABLE**

Honorable Chair Middleton and Distinguished Members of the Economic and Community Development Committee:

I am writing to humbly request your support for **City Council Bill 24-0498** Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue.

Recently, one of the residents on the 3000 Block of Elm requested a zoning variance to add an addition to his property. In the past, such variances were accepted by the Board of Municipal and Zoning Appeals (BMZA) when there was no opposition from the adjoining neighbors or the community association, even if it violated the zoning code.

However, the BMZA has new rules and denied the request, despite having no opposition to the project, because it violated code. The reason is that additions that extend beyond 50% of the entire lot area are not allowed in R-7 zoning. Even if there was no opposition, the BMZA is going by the letter of the law now and will not allow for additions in the R-7 zoning.

So, to assist this constituent and to help anyone else on these designated blocks that may want to build additions to your properties, I introduced this bill. The R-8 zoning allows for up to 60% of the lot area to be covered by the structure. Anyone who has already received a variance will now be in conformance with the zoning code with this change.

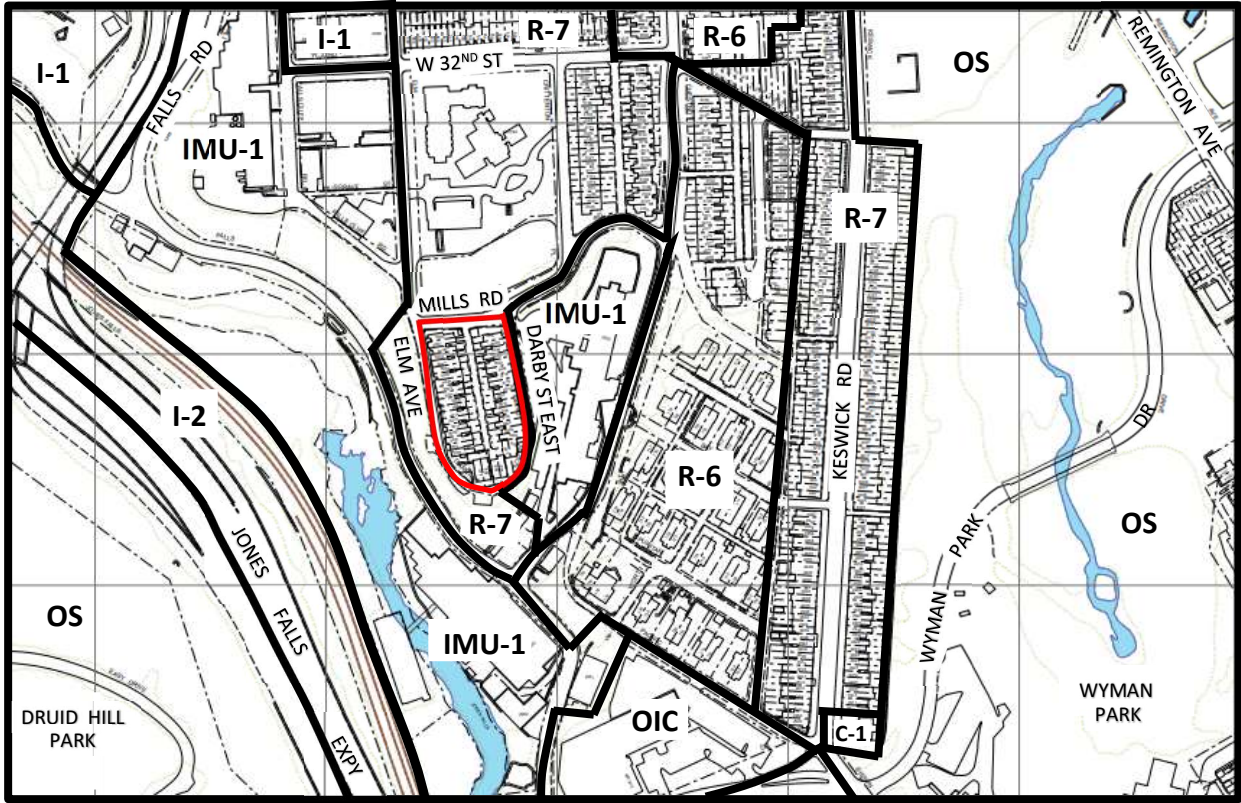
Hampden is generally covered by three zoning districts. R-6 is primarily Stone Hill area, R-7 is north of W 36<sup>th</sup> street, and R-8 is the area of Powers, Wellington, 35<sup>th</sup> and 34<sup>th</sup> streets. Changing the zoning to R-8 for these three blocks is consistent with other blocks in Hampden. Therefore, the rezoning standard of "mistake" is applicable here for us to rezone these blocks. I believe, and the Planning Commission's report confirms, the 2016 rewrite of the zoning code made similar areas in Hampden to R-8 but did not do so in this area, and so it would be classified as a mistake in the code.

I humbly request your support for this rezoning.

Respectfully Submitted:

Odette Ramos, Baltimore City Councilwoman, District 14

# SHEET NO. 35 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 400'

\_\_\_\_\_

MAYOR

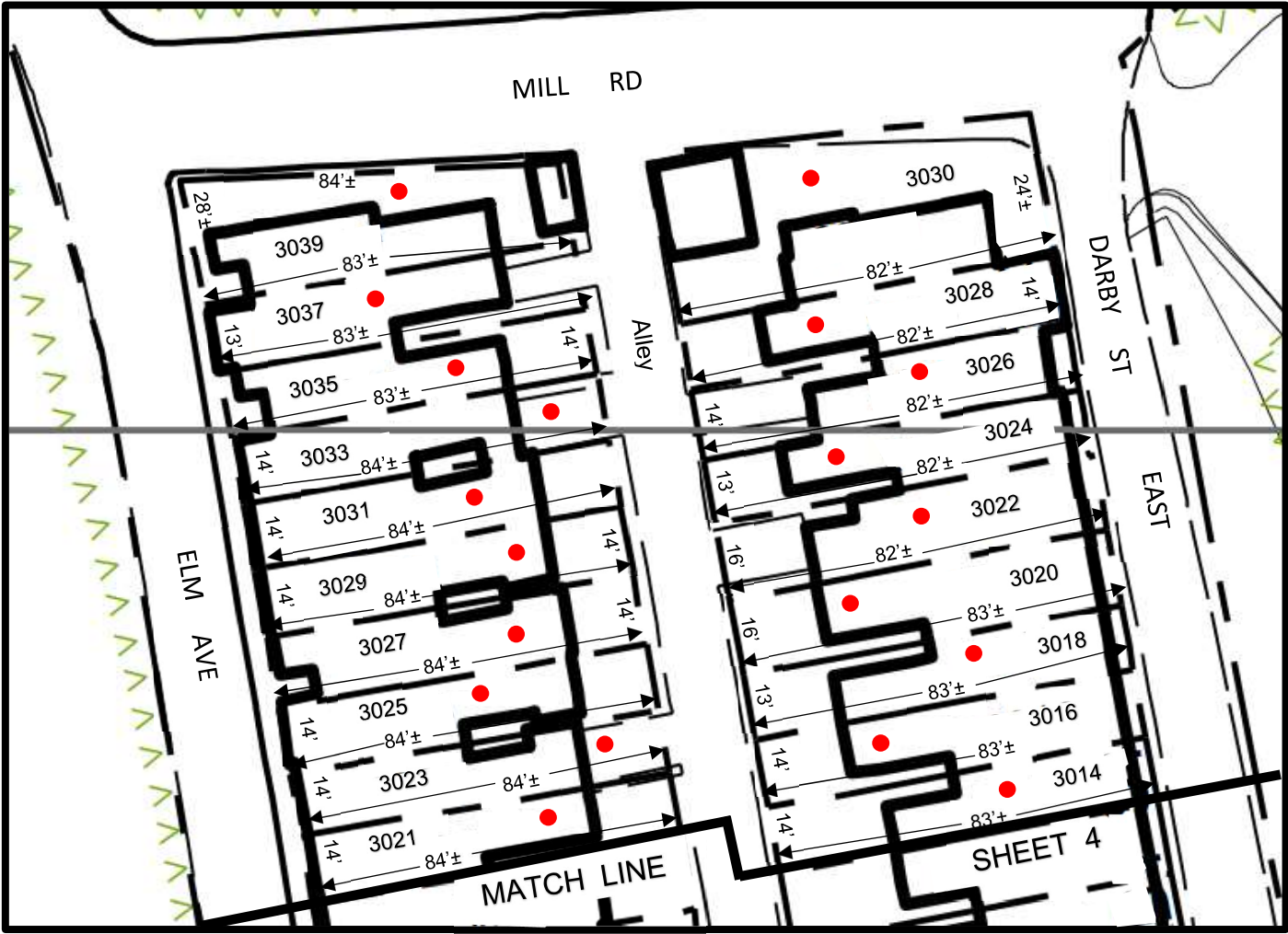
\_\_\_\_\_

PRESIDENT CITY COUNCIL



In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of Those Properties From R-7 Zoning District to R-8 Zoning District, As Outlined In Red On Sheet 1.

800 Darby Street South Ward 13 Section 12 Block 3504E Lot 1  
802 Darby Street South Ward 13 Section 12 Block 3504E Lot 2  
804 Darby Street South Ward 13 Section 12 Block 3504E Lot 3  
806 Darby Street South Ward 13 Section 12 Block 3504E Lot 4  
808 Darby Street South Ward 13 Section 12 Block 3504E Lot 5  
810 Darby Street South Ward 13 Section 12 Block 3504E Lot 6  
NS Darby St South Adj 810 on East Ward 13 Section 12 Block 3504E Lot 7  
3003 Elm Ave Ward 13 Section 12 Block 3504E Lot 8  
3005 Elm Ave Ward 13 Section 12 Block 3504E Lot 9  
3007 Elm Ave Ward 13 Section 12 Block 3504E Lot 10  
3009 Elm Ave Ward 13 Section 12 Block 3504E Lot 11  
3011 Elm Ave Ward 13 Section 12 Block 3504E Lot 12  
3013 Elm Ave Ward 13 Section 12 Block 3504E Lot 13  
3015 Elm Ave Ward 13 Section 12 Block 3504E Lot 14  
3017 Elm Ave Ward 13 Section 12 Block 3504E Lot 15  
3019 Elm Ave Ward 13 Section 12 Block 3504E Lot 16  
3021 Elm Ave Ward 13 Section 12 Block 3504E Lot 17  
3023 Elm Ave Ward 13 Section 12 Block 3504E Lot 18  
3025 Elm Ave Ward 13 Section 12 Block 3504E Lot 19  
3027 Elm Ave Ward 13 Section 12 Block 3504E Lot 20  
3029 Elm Ave Ward 13 Section 12 Block 3504E Lot 21  
3031 Elm Ave Ward 13 Section 12 Block 3504E Lot 22  
3033 Elm Ave Ward 13 Section 12 Block 3504E Lot 23  
3035 Elm Ave Ward 13 Section 12 Block 3504E Lot 24  
3037 Elm Ave Ward 13 Section 12 Block 3504E Lot 25  
3039 Elm Ave Ward 13 Section 12 Block 3504E Lot 26  
3000 Darby Street East South Ward 13 Section 12 Block 3504E Lot 27  
3002 Darby Street East Ward 13 Section 12 Block 3504E Lot 28  
3004 Darby Street East Ward 13 Section 12 Block 3504E Lot 29  
3006 Darby Street East Ward 13 Section 12 Block 3504E Lot 30  
3008 Darby Street East Ward 13 Section 12 Block 3504E Lot 31  
3010 Darby Street East Ward 13 Section 12 Block 3504E Lot 32  
3012 Darby Street East Ward 13 Section 12 Block 3504E Lot 33  
3014 Darby Street East Ward 13 Section 12 Block 3504E Lot 34  
3016 Darby Street East Ward 13 Section 12 Block 3504E Lot 35  
3018 Darby Street East Ward 13 Section 12 Block 3504E Lot 36  
3020 Darby Street East Ward 13 Section 12 Block 3504E Lot 37  
3022 Darby Street East Ward 13 Section 12 Block 3504E Lot 38  
3024 Darby Street East Ward 13 Section 12 Block 3504E Lot 39  
3026 Darby Street East Ward 13 Section 12 Block 3504E Lot 40  
3028 Darby Street East Ward 13 Section 12 Block 3504E Lot 41  
3030 Darby Street East Ward 13 Section 12 Block 3504E Lot 42



Scale: 1" = 40'

3014-3030 DARBY STREET EAST  
 3021-3039 ELM AVENUE

Sheet #3



Scale: 1" = 40'

800-810 DARBY STREET SOUTH  
 NS DARBY STREET SOUTH ADJ 810 ON EAST  
 3000-3012 DARBY STREET EAST  
 3003-3019 ELM AVENUE

Sheet #4



## Odette Ramos

Baltimore City Councilwoman

District 14

(410) 396 - 4814

[odette.amos@baltimorecity.gov](mailto:odette.amos@baltimorecity.gov)

100 N. Holliday Street, Room 506

Baltimore MD 21202

July 15, 2024

**To:** Residents of the 3000 Block of Darby, Residents of the 3000 Block of Elm, Residents of the 800 Block of Darby Street South

**Re:** Hearing regarding rezoning 3000 block of Darby and Elm, 800 Block of Darby Street South from R-7 to R-8 zoning – July 30<sup>th</sup> at 2pm in City Council Chambers.

Dear Neighbor,

I am writing to let you know that the **Baltimore City Economic and Community Development Committee will be hosting a hearing on July 30, 2024 at 2pm regarding City Council Bill 24-0498** Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue.

Recently, one of your neighbors requested a zoning variance to add an addition to his property. In the past, such variances were accepted by the Board of Municipal and Zoning Appeals (BMZA) when there was no opposition from the adjoining neighbors or the community association, even if it violated the zoning code.

However, the BMZA has new rules and denied the request by your neighbor, despite having no opposition to the project, because it violated code. The reason is that additions that extend beyond 50% of the entire lot area are not allowed in R-7 zoning. Even if there was no opposition, the BMZA is going by the letter of the law now and will not allow for additions in the R-7 zoning.

So, to assist this constituent and to help anyone else on your blocks that may want to build additions to your properties, I introduced this bill. The R-8 zoning allows for up to 60% of the lot area to be covered by the structure. Anyone who has already received a variance will now be in conformance with the zoning code with this change.

Hampden is generally covered by three zoning districts. R-6 is primarily Stone Hill area, R-7 is north of W 36<sup>th</sup> street, and R-8 is the area of Powers, Wellington, 35<sup>th</sup> and 34<sup>th</sup> streets. So changing the zoning to R-8 for your three blocks is consistent with other blocks in Hampden. In addition, no conversions are allowed (meaning going from single family to two units) in R-7 and R-8 without a council ordinance.

If you would like to provide testimony, you can do so in writing by uploading your letter to <https://www.baltimorecitycouncil.com/forms/testify-baltimore-city-council>. You can also come to City Hall that day. This committee does not take hybrid virtual testimony.

Please feel free to contact me should you have any questions or concerns. I can be reached on 410-396-4814 or email at [odette.amos@baltimorecity.gov](mailto:odette.amos@baltimorecity.gov).

Thank you,

Odette Ramos, Baltimore City Councilwoman, District 14

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [6/29/2024]*

*(Place a picture of the posted sign in the space below.)*



**Address:** 3003 Elm Ave, Baltimore, MD 21211

**Date Posted:** 6/28/2024

**Name:** Darrin Brewer

**Address:** 802 Darby St

**Telephone:** 443-680-6924

*Email to:* [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 24-0498**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the space below.)*



**Address: 3003 Elm ave Baltimore, Md. 21211**

**Date Posted: June 28, 2024**

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**Name: Darrin Brewer**

**Address: 3003 Elm ave Baltimore, Md. 21211**

**Telephone: 443-680-6924**

Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)

28-1428-5110  
1400-27-10

**MUNICIPAL POST OFFICE**  
100 Guilford Avenue - Garage Level  
Phone: 410-396-3423  
Email: mpo@baltimorecity.gov

DATE 7/15/2024

Baltimore City Council, District 14  
AGENCY NAME - DIVISION

CHARGE THE ACCOUNT LISTED BELOW WITH POSTAGE INDICATED.

QUANTITY	FUND	GRANT <small>(Only include when using Funds: 2089, 4000, 4001, 6000, 7000)</small>
<u>1001</u>		<u>CCA000020</u>
SPECIAL PURPOSE <small>(Only include when using Fund: 6000)</small>		COST CENTER
<u>63005</u>		<u>SC630310</u>
LEDGER ACCOUNT		SPEND CATEGORY
<u>Odette Ramos</u>		SIGNATURE
PRINT NAME		
<u>443 801 8137</u>		M.P.O. USE ONLY
PHONE NUMBER		\$ <input type="text"/>
		AMOUNT

Odette Ramos

Odette Ramos  
Baltimore City Councilwoman  
District 14  
100 N. Holliday Street, # 506  
Baltimore, MD 21202



Mary Foster  
3000 Darby St E  
Baltimore, MD 21211

<b>Property</b>	<b>Owner</b>	<b>Mailing Address</b>	<b>Mailing City</b>	<b>Mailing State</b>	<b>Mailing Zip Code</b>
3000 Darby St E	Mary Foster	3000 Darby St E	Baltimore	MD	21211
3000 Darby St E	William Foster	3000 Darby St E	Baltimore	MD	21211
3002 Darby St E	Kristine L. Kubala	3002 Darby St E	Baltimore	MD	21211
3002 Darby St E	John D. McDonough	3002 Darby St E	Baltimore	MD	21211
3004 Darby St E	Helen A. Nordhoff	3004 Darby St E	Baltimore	MD	21211
3006 Darby St E	Beech Realty LLC	3827 Beech Ave	Baltimore	MD	21211
3008 Darby St E	Lauren Shin	3008 Darby St E	Baltimore	MD	21211
3010 Darby St E	Alan B. Niedermayer	2912 Guilford Ave	Baltimore	MD	21218
3012 Darby St E	Trevor Burton Heburn	3012 Darby St E	Baltimore	MD	21211
3014 Darby St E	Danielle & Nicholas Bennett	3014 Darby St E	Baltimore	MD	21211
3016 Darby St E	Suzanne Alexandra Gold	3016 Darby St E	Baltimore	MD	21211
3016 Darby St E	Allison Rose Crowley	3016 Darby St E	Baltimore	MD	21211
3018 Darby St E	John Martello	3018 Darby St E	Baltimore	MD	21211
3020 Darby St E	Danielle Sutphen	3020 Darby St E	Baltimore	MD	21211
3020 Darby St E	Alan Wirth	3020 Darby St E	Baltimore	MD	21211
3022 Darby St E	Nicole Harrison	3022 Darby St E	Baltimore	MD	21211
3022 Darby St E	Sivan Geyra	3022 Darby St E	Baltimore	MD	21211
3024 Darby St E	Mary C. Trifillis	16801 Yeoho Rd	Sparks	MD	21152
3024 Darby St E	Emmanuel L. Trifillis	16801 Yeoho Rd	Sparks	MD	21152
3026 Darby St E	Mary C. Rowley	3026 Darby St E	Baltimore	MD	21211
3026 Darby St E	Rosemarie Sallada	3026 Darby St E	Baltimore	MD	21211
3028 Darby St E	Samantha Brodowski	3028 Darby St E	Baltimore	MD	21211
3030 Darby St E	Heather Marie Brewer	3030 Darby St E	Baltimore	MD	21211
3030 Darby St E	Ryan Lee Brewer	3030 Darby St E	Baltimore	MD	21211
3003 Elm Ave	Darrin Brewer	802 Darley St	Baltimore	MD	21211
3005 Elm Ave	Shirley A. Harris	3005 Elm Ave	Baltimore	MD	21211
3005 Elm Ave	Lisa Liberto	3005 Elm Ave	Baltimore	MD	21211
3007 Elm Ave	Sandra Lynn Fowble	3007 Elm Ave	Baltimore	MD	21211
3009 Elm Ave	Equity Trust Company (Cust)	1 Equity Way	Westlake	OH	44145
3011 Elm Ave	Joseph A. Mooney	3011 Elm Ave	Baltimore	MD	21211
3013 Elm Ave	Gwendolyn Sampson	3013 Elm Ave	Baltimore	MD	21211
3015 Elm Ave	Robert L. Bell	3015 Elm Ave	Baltimore	MD	21211
3017 Elm Ave	Amberjack LLC	3017 Elm Ave	Baltimore	MD	21211
3019 Elm Ave	Martha Rogers	3019 Elm Ave	Baltimore	MD	21211
3021 Elm Ave	Shirley Thompson	3021 Elm Ave	Baltimore	MD	21211
3023 Elm Ave	Valerie Persiano	10 Tree Farm Ct	Glen Arm	MD	21057
3025 Elm Ave	Michele D. Maszon	3025 Elm Ave	Baltimore	MD	21211
3025 Elm Ave	Todd Maszon	3025 Elm Ave	Baltimore	MD	21211
3027 Elm Ave	Sugarcone Properties LLC	2216 Sugarcone Rd	Baltimore	MD	21209
3029 Elm Ave	Dawn M. Mercurio	3029 Elm Ave	Baltimore	MD	21211
3031 Elm Ave	Clifton S. Freeman	3031 Elm Ave	Baltimore	MD	21211
3031 Elm Ave	Melanie V. Freeman	3031 Elm Ave	Baltimore	MD	21211
3033 Elm Ave	Allyson N. Hartten	3033 Elm Ave	Baltimore	MD	21211
3035 Elm Ave	Rachel T. Sengers	3035 Elm Ave	Baltimore	MD	21211
3037 Elm Ave	Erin Blume	3037 Elm Ave	Baltimore	MD	21211
3039 Elm Ave	Karen J. Boston	3039 Elm Ave	Baltimore	MD	21211
3039 Elm Ave	Oliver H. Boston, III	3039 Elm Ave	Baltimore	MD	21211
800 Darby St S	Andrea L. Sporre	800 Darby St S	Baltimore	MD	21211
802 Darby St S	Darrin Brewer	802 Darby St S	Baltimore	MD	21211
804 Darby St S	Solna LLC	245 W Chase St	Baltimore	MD	21201



806 Darby St S	Kelly Parsons	806 Darby St S	Baltimore	MD	21211
806 Darby St S	Matthew Parsons	806 Darby St S	Baltimore	MD	21211
808 Darby St S	Maxwell Rafael Perim	808 Darby St S	Baltimore	MD	21211
808 Darby St S	Ross Andrew Perim	808 Darby St S	Baltimore	MD	21211
810 Darby St S	William M. Baldwin	325 Woodlawn Rd	Baltimore	MD	21210

## Notes

Also owns the lot next to 810 Darby St S

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CERTIFICATE OF MAILING  
WRITTEN NOTICE TO PROPERTY OWNER(S)

---

**City Council Bill Number: 24-0498**

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner:

B. Property Address:

or

C.  List of Property Owners  
*(Place a Check Mark Above & Attach A List of Property Owners with Addresses)*

On the following date:

---

**Mailed By: July 15, 2024**

---

**Applicant's Name: Councilwoman Odette Ramos**

**Applicant's Organization: Baltimore City Council**

**Applicant's Title: Baltimore City Councilwoman District 14**

**Applicant's Address: 100 N. Holliday Street, Baltimore MD 21201**

**Applicant's Telephone Number: 443-801-8137**

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*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*