

CITY OF BALTIMORE

BRANDON SCOTT – MAYOR
ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES
NANCY MEAD – DIRECTOR
100 N. HOLIDAY STREET
BALTIMORE MD, 21202

HEARING NOTES

Bill: 25-0037

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

Committee: Land Use & Transportation
Chaired by: Ryan Dorsey

Hearing Date: 6/26/2025

Time (Beginning): 9:07 AM

Time (Ending): 10:003 AM

Location: Du Burns Council Chamber / Webex

Total Attendance: Approximately 27

Committee Members in Attendance: Dorsey, Middleton, Parker, Gray, Bullock, Porter, Blanchard

Bill Synopsis in the file? ☒ YES ☐ NO ☐ N/A
Attendance sheet in the file? ☒ YES ☐ NO ☐ N/A
Agency reports read? ☒ YES ☐ NO ☐ N/A
Hearing televised or audio-digitally recorded? ☒ YES ☐ NO ☐ N/A
Certification of advertising/posting notices in the file? ☒ YES ☐ NO ☐ N/A
Evidence of notification to property owners? ☒ YES ☐ NO ☐ N/A
Final vote taken at this hearing? ☒ YES ☐ NO ☐ N/A
Motioned by: Middleton
Seconded by:
Final Vote: 7-0

Major Speakers

(This is not an attendance record.)

Councilman Torrence spoke majority of the time by presenting the bill and answering any questions the committee members had. Representatives from the Planning Commission and City Solicitor assisted in answering any questions.

Major Issues Discussed

Councilman Torrence explained the zoning bill in how it is requesting a conversion of a single-family dwelling unit to 2 dwelling units. It is noted that Councilman Parker noticed that in the title of the bill it states that it says 3 dwelling units instead of 2, which brought conversation of an amendment. There has been an amendment made but the Chair stated it is a technical issue and may not be needed. The Law Department also noted that while their report initially referenced the need for clarification on parking variances, a recent change in the law has eliminated that requirement, rendering the issue moot.

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.

Committee Vote:

Chair, Dorsey:.....	Yea
Vice Chair, Middleton :	Yea
Parker:.....	Yea
Gray:.....	Yea
Bullock:	Out of Chamber
Porter:.....	Yea
Blanchard:	Yea

Juliane Jemmott,

Date: 6/26/2025

Cc: Bill File
OCS Chrono File