

City of Baltimore

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

Meeting Minutes - Final

Land Use & Transportation Committee

Thursday, November 20, 2025

9:00 AM
Virtual Du Burns Council Chamber, 4th floor, City Hall, Phone:
1-408-418-9388, Access code: 2344 479 7102, Password:
Public Link: <https://bmore.webex.com/bmore/j.php?MTID=mee8132da5cddbfb174ba8410ace813f0d>

Bills 25-0055, 25-0056, 25-0066, 25-0071, 25-0073, 25-0090 and 25-0091

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Ryan Dorsey, Sharon Green Middleton, Mark Parker, John Bullock, and Zac Blanchard

Excused 2 - Paris Gray, and Phylicia Porter

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

[25-0055](#) Zoning – Conditional Use – Parking Lot (Principal Use) – Variances
701 Mura Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 701 Mura Street (Block 1155, Lot 70), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

Sponsors: Jermaine Jones

This hearing was held but the vote postponed until the next meeting of the committee on December 1st

[25-0056](#) Zoning – Conditional Use – Parking Lot (Principal Use) – Variances
702 Mura Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 702 Mura Street (Block 1155, Lot 101), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

Sponsors: Jermaine Jones

This hearing was held but the vote postponed until the next meeting of the committee on December 1st

[25-0071](#) Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Sponsors: Zac Blanchard

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

Yes: 4 - Dorsey, Middleton, Parker, and Blanchard

Out-Chamber: 1 - Bullock

[25-0073](#) Zoning – Conditional Use Conversion to a Banquet Hall in the IMU-1 Zoning District – Variances – 1100 Wicomico Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

Sponsors: Phylicia Porter

This hearing was held but the vote postponed until the next meeting of the committee on December 1st

[25-0090](#) Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – Variance – 220 North Culver Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Sponsors: Paris Gray

This hearing was held but the vote postponed until the next meeting of the committee on December 1st

[25-0091](#) Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Sponsors: John Bullock

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

Yes: 5 - Dorsey, Middleton, Parker, Bullock, and Blanchard

[25-0066](#) Zoning – Housing Options and Opportunity

FOR the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; striking residential conversion standards for single-family dwellings into multi-family dwellings; amending certain permitted and conditional uses; amending certain bulk and yard standards; and defining certain terms.

Sponsors: City Council President (Administration), Ryan Dorsey, Paris Gray, Zac Blanchard

This hearing was recessed

THIS MEETING IS OPEN TO THE PUBLIC