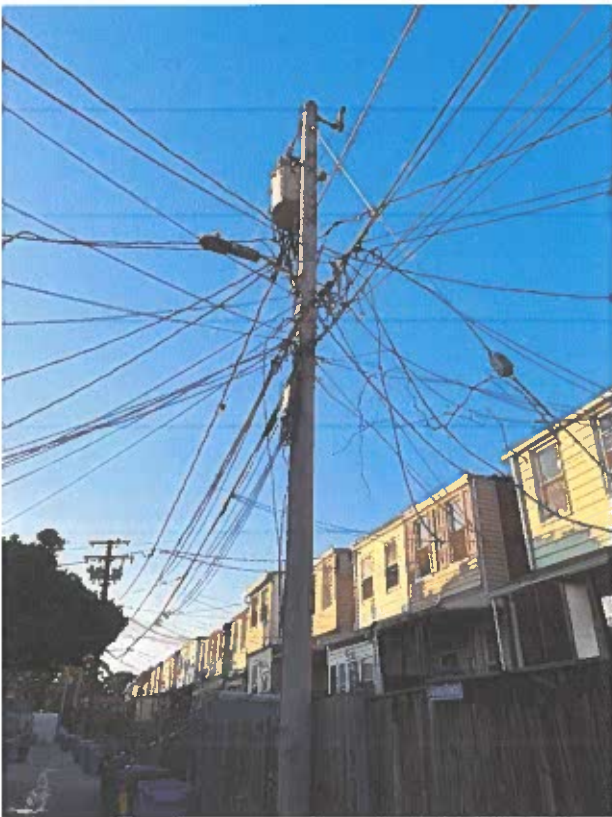


BILL 25-0064



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



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



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*

$$x^2 + 2x + 1 = (x+1)^2$$

The first part of the problem is to find the area of the rectangle. The area of a rectangle is given by the formula $A = l \times w$, where l is the length and w is the width. In this case, the length is 10 units and the width is 5 units. Therefore, the area is $10 \times 5 = 50$ square units.

Next, we need to find the perimeter of the rectangle. The perimeter of a rectangle is given by the formula $P = 2l + 2w$, where l is the length and w is the width. In this case, the length is 10 units and the width is 5 units. Therefore, the perimeter is $2 \times 10 + 2 \times 5 = 20 + 10 = 30$ units.

Finally, we need to find the area of the square. The area of a square is given by the formula $A = s^2$, where s is the side length. In this case, the side length is 5 units. Therefore, the area is $5^2 = 25$ square units.

The total area of the figure is the sum of the areas of the rectangle and the square. Therefore, the total area is $50 + 25 = 75$ square units.

$$x^2 + 2x + 1 = (x+1)^2$$

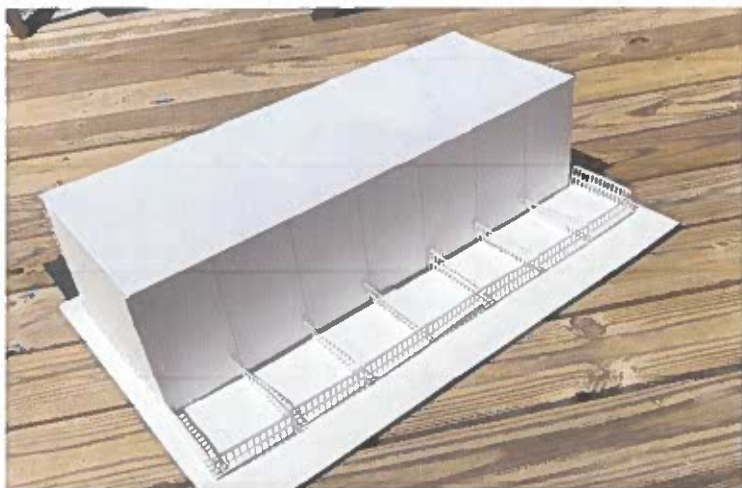
$$x^2 + 2x + 1 = (x+1)^2$$

$$x^2 + 2x + 1 = (x+1)^2$$

$$x^2 + 2x + 1 = (x+1)^2$$

$$x^2 + 2x + 1 = (x+1)^2$$

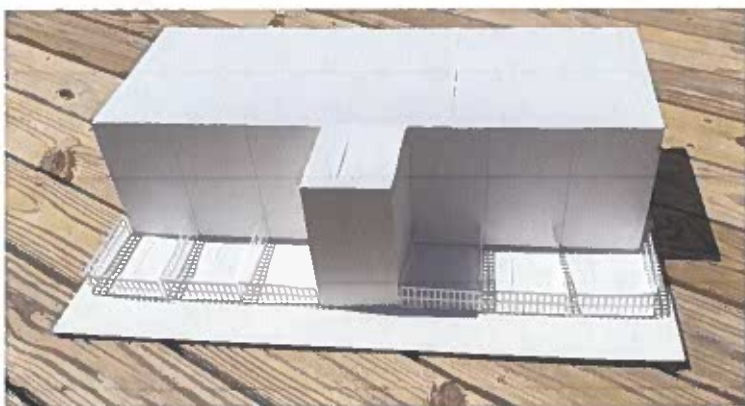
Bill 25-0064



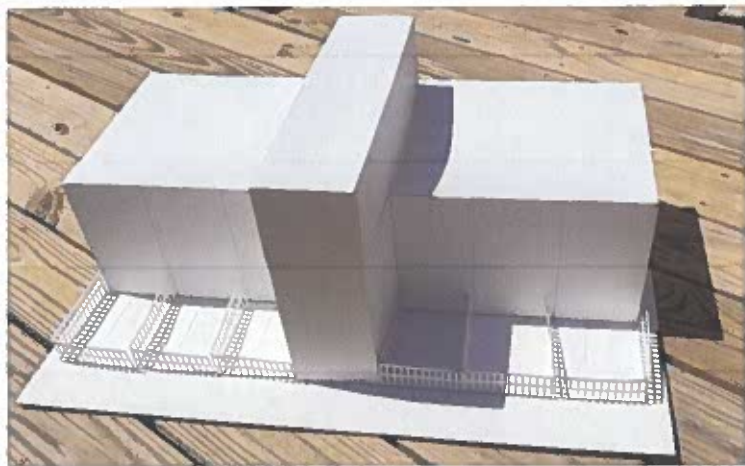
R-8 Rowhouses under current Code

30' building height

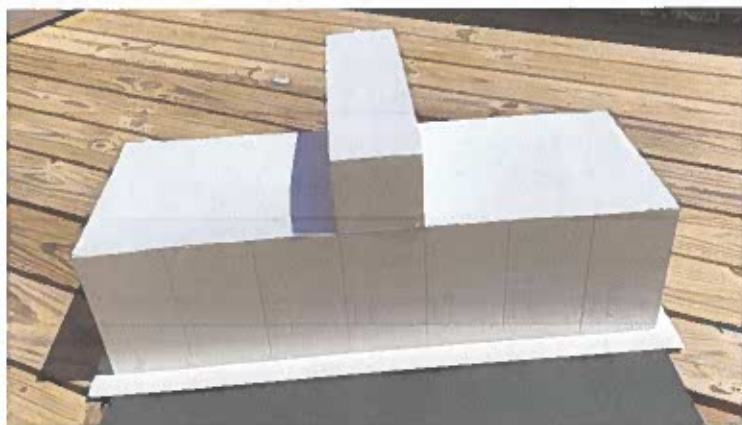
20' rear yard



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.

6. The sixth part of the document is a list of the names of the members of the committee.

7. The seventh part of the document is a list of the names of the members of the committee.

8. The eighth part of the document is a list of the names of the members of the committee.



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:

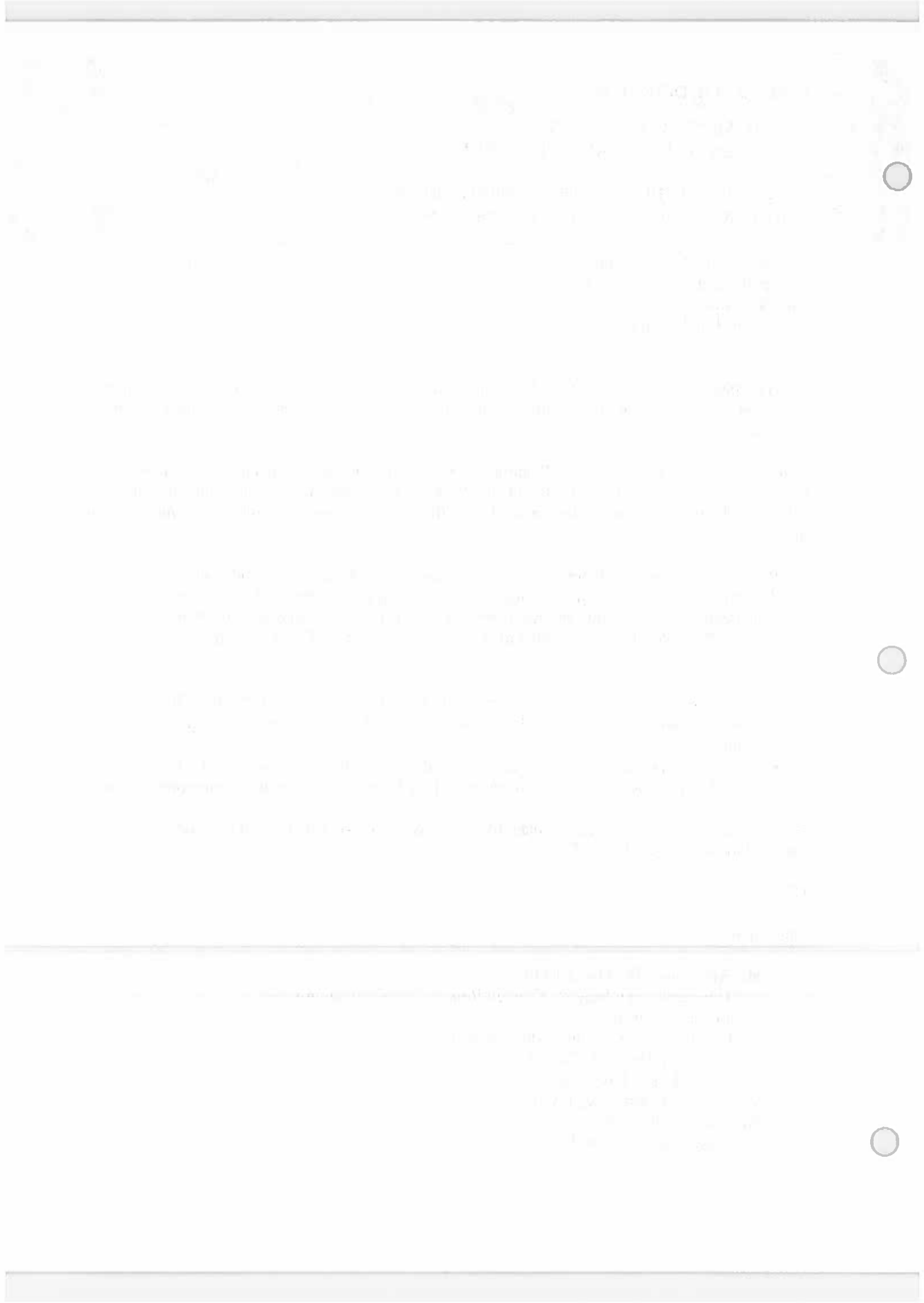
- On page 2, in line 25, in the column for the R-1D District that reads “[20] 10 20 feet” should strike the extraneous “20” to read “[20] 10 ~~20~~ feet” to correct a typographical error; and
- On page 2, in line 17-18, in the column for the R-2 District that reads “[10] 5 feet 10” should strike the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

