

City of Baltimore

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

Meeting Minutes - Draft

Land Use & Transportation Committee

Thursday, September 25, 2025

10:00 AM Du Burns Council Chamber, 4th floor, City Hall, Phone:
#1-408-418-9388, Access code: 2339 595 5030, Password:
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m391b79b29d24c3b0f3cf57f4222995c5)
MTID=m391b79b29d24c3b0f3cf57f4222995c5

Councill Bills 25-0062 (VOTING SESSION), 25-0077, 25-0078 (VOTING SESSION), 25-0079
(VOTING SESSION), 25-0082, 25-0083, 25-0084, 25-0085, 25-0086, and 25-0092

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

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

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

[25-0062](#)

Building Code – Single Exit from Residential Occupancy

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

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

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

Out-Chamber: 1 - Bullock

[25-0072](#) Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units Each in the R-8 Zoning District – 1703 and 1709 Edmondson Avenue

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 1703 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Bullock that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

No: 1 - Porter

[25-0077](#) Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning District – Variances – 541 Lafayette Avenue

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 541 Lafayette Avenue (Block 0414, Lot 062), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Sponsors: Zac Blanchard

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

[25-0078](#) City Streets – Closing – Portions of Certain Streets and Alleys Bounded by Riggs Avenue, N. Payson Street, and the Land of National Railroad Passenger Company (Amtrak)

FOR the purpose of condemning and closing portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) as shown on a plat numbered 316 C 5 Series for Group A prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

Out-Chamber: 1 - Bullock

[25-0079](#) Sale of Property – Certain Streets Lying Within the Area Bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the Land of National Railroad Passenger Corporation (Amtrak)

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as portions of certain streets lying within the area bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the land of National Railroad Passenger Corporation (Amtrak) as shown on Plat 316 C 5 Group A, and filed with the Department of Transportation; and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

Out-Chamber: 1 - Bullock

[25-0082](#) Planned Unit Development – Amendment – Under Armour Headquarters

FOR the purpose of approving certain amendments to the Under Armour Headquarters Planned Unit Development; and providing for a special effective date.

Sponsors: Zac Blanchard

This Ordinance was Postponed Scheduled Voting Session

[25-0083](#) RPP Area 30 – Exception – 15 E West Street

FOR the purpose of amending the Parking Management Plan Restatement for RPP Area 30 (South Baltimore East) to add an exception to the Plan's general permit allotments for dwelling units.

Sponsors: Zac Blanchard

A motion was made by Blanchard that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

[25-0084](#) City Streets – Closing – A 6 Foot Portion of West Saratoga Street and an Alley 10.67 Feet Wide, Bounded By Pearl Street, West Saratoga Street, and North Greene Street

FOR the purpose of condemning and closing a 6 foot portion of West Saratoga Street and an alley 10.67 feet wide bounded by Pearl Street, West Saratoga Street and North Greene Street, as shown on a plat numbered 307 A 23A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

[25-0085](#) Sale of Property – Section of West Saratoga Street Bounded by Pearl Street, West Saratoga Street, and North Greene Street

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property no longer needed for public use known as the former bed of a 6 foot portion of West Saratoga Street bounded by Pearl Street, West Saratoga Street, and North Greene Street; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Dorsey that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

[25-0086](#) City Streets – Closing – A Portion of North Chapel Street

FOR the purpose of condemning and closing a portion of North Chapel Street extending northerly 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street, North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat numbered 309 A 30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Gray that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

[25-0092](#) Zoning – Conditional Use Conversion to a Banquet Hall in the C-2 Zoning District – Variance – 1123 West Baltimore Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1123 West Baltimore Street (Block 0217, Lot 012) in the C-2 Zoning District, as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

Sponsors: John Bullock

A motion was made by Bullock that this Ordinance be 2nd Reader. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Out-Chamber: 1 - Porter

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC