



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

9/25/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0072

***Title: 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***

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0072

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units

Purpose: 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.

REPORTING AGENCIES

Agency	Report
Law Department	Approved for form and legal sufficiency
Planning Commission	Favorable
Department of Housing and Community Development	Favorable

BACKGROUND

Bill Summary

Council Bill 25-0072 requests permission to convert the single-family dwelling at 1703 Edmondson Avenue (Block 0121, Lot 017) into two dwelling units, and to convert the single-family dwelling at 1709 Edmondson Avenue (Block 0121, Lot 020) into two dwelling units. Both properties are in the R-8 Zoning District.

Amendment

The Law Department requests an amendment to the bill. The title does not reference a variance, yet Section 2 requests a variance at both properties for off-street parking. The

newly amended Zoning Code exempts residential properties with up to three dwelling units from off-street parking requirements. Section 2, lines 23 through 26, should therefore be removed, and Section 3 should be renumbered. The code provisions cited as authority for a variance on line 12 should also be deleted.

Planning Commission Recommendation

The Planning Commission notes that the properties are designated residential and lie within the West Baltimore MARC Station Transit-Oriented Development Plan area as well as the Harlem Park II Urban Renewal Plan (URP) area.

The Harlem Park II URP, originally adopted by Ordinance 64,234 and amended most recently in 2009 and 2010, establishes a comprehensive strategy for rehabilitating, redeveloping, and regulating land use in this section of Baltimore. Its goals include removing blighted structures, conserving sound housing, creating new residential opportunities across income levels, improving physical and visual character, and setting standards for exterior appearance and compatible new construction. The plan details permitted uses such as residential, mixed residential, commercial, public, and semi-public, along with rules for property acquisition, demolition, and rehabilitation, and it enforces design controls for signs, landscaping, and building materials. A notable feature is the inclusion of 29 inner block open spaces to be preserved or reused, ensuring that future development aligns with the plan's land use and design guidelines.

The Planning Commission recommends that the Council hear testimony to determine whether the proposed conversions are consistent with the Harlem Park II URP.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports.

<https://planning.baltimorecity.gov/sites/default/files/Harlem%20Park%20II%20URP%20a6%20landuseB%26W.pdf>

Analysis by: Juliane Jemmott
Analysis Date: 9/17/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0072
(First Reader)

Introduced by: Councilmember Bullock

At the request of: Nathan Gorham

Address: 3912 Dorchester Road, Baltimore, MD 21223

Telephone: (443) 386-2724

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units**
3 **Each in the R-8 Zoning District – 1703 and 1709 Edmondson Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1703
6 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling
7 units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue
8 (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances
9 regarding off-street parking requirements; and providing for a special effective date.

10 BY authority of

11 Article 32 - Zoning

12 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 1703 Edmondson Avenue (Block 0121,
18 Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the
19 property known as 1709 Edmondson Avenue (Block 0121, Lot 020) as outlined in red on the plat
20 accompanying this Ordinance (together, “the properties”), in accordance with Baltimore City
21 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings comply with
22 all applicable federal, state, and local licensing and certification requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
24 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance at the
25 properties from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required
26 Off-Street Parking) for off-street parking.

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

Council Bill 25-0072

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0072

**Title: 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**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	September 19, 2025
SUBJECT	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

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 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.

If enacted, City Council Bill 25-0072 would convert the properties located at 1703 and 1709 Edmondson Avenue from single family homes to 2 dwelling units each and grant variances for off-street parking. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of August 7th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the proposed conditional use conversions would be in alignment with the General Land Use Plan due to the block's designated higher density and with the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan given the site's proximity to the nearby MARC station.

The properties in reference are not located within any of DHCD's Streamlined Code

Enforcement Areas, Community Development Zones, or Impact Investment Areas. These conditional use conversions may benefit the Harlem Park neighborhood by returning two vacant buildings to productive use and increasing affordable housing opportunities for the surrounding communities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD supports the Planning Commission's amendment to remove the requested parking variance from this Bill.

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

August 25, 2025

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 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

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0072 for form and legal sufficiency. The bill would permit, 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). The ordinance would take effect on the date of its enactment.

The title of the bill does not mention a request for a variance. However, in Section 2 of Council Bill 25-0072 a variance is requested at both properties for off-street parking. Newly amended Section 16-601(b)(1) of Article 32 (Zoning Code) provides “[a]ll residential uses in any zoning district with up to and including 3 dwelling units are exempt from off-street parking requirements.” Therefore Section 2 of the bill, lines 23 through 26 on page 1, should be removed, and Section 3, beginning on line 1 of page 2, should be renumbered. Similarly, the Code provisions cited as authority for requesting a variance should be deleted from line 12 on page 1.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and

4. the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill. The Planning Report recommends, as required above, that the variance for off-street parking be amended out of the bill.

The Planning Report notes that these properties are designated residential: higher density in the current Comprehensive Master Plan so that this conditional use conversion conforms to the land use plan for the area. The subject properties are located in the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan area. Planning notes that the conversion of these two properties into multi-dwelling units aligns with the TOD Plan for increased density close to the MARC station and a diversity of housing types for residents. The subject properties are also in the Harlem Park II Urban Renewal Plan (Harlem Park II URP) area. The Council should elicit testimony during the hearing of CB 25-0072 regarding whether the proposed conversion of these properties to two dwelling units would be precluded by the Harlem Park II URP.

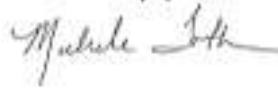
The Harlem Park neighborhood is predominantly residential comprised largely of rowhouses. The structures at both properties on Edmondson Avenue are vacant and in need of significant repairs. The Planning Report states that the subject lots measure 16 feet by 98 feet. The lot square footage for these properties meets the requirements of the Code for two dwelling units in the R-8 district. The Planning Report finds facts supporting the conditional use conversions, primarily that “[r]ehabilitating these long-vacant structures and returning them to active residential use would benefit the community.” An equity analysis is included in the Planning Report.

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.


The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use has been met. Assuming the required findings are made at the hearing, all procedural requirements are satisfied, and the required amendments are made the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Michele Toth". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Ethan Hasiuk
Ty'lor Schnella
Shamoyia Gardiner
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Desiree Luckey
Ahleah Knapp

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #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		

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

DATE: June 30, 2025

At its regular meeting of June 26, 2025, the Planning Commission considered City Council Bill #25-0072, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended adoption of findings and approval of City Council Bill #25-0072 and adopted the following resolutions, with six members being present (six in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

At the hearing, staff noted that the parking variance included in the bill is no longer needed following a recent amendment to Article 32 – *Zoning*, and so that variance should be amended out of the bill.

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 #25-0072 be **amended and approved** by the City Council, with the parking variance removed from the bill.

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



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

June 13, 2025

REQUEST: City Council Bill #25-0072/ Zoning – Conditional Use Conversion of Single-Family Dwelling to Two Dwelling Units in the R-8 Zoning District – 1703 & 1709 Edmondson Avenue

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to two dwelling units in the R-8 Zoning District on the properties known as 1703 & 1709 Edmondson Avenue as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Adopt findings and approve.

STAFF: Justin Walker

PETITIONER: Nathan Gorham

OWNER: Nathan Gorham

SITE/GENERAL AREA

Site Conditions: 1703 and 1709 Edmondson Avenue are similar mid-block rowhouses located within the same row. Both lots measure 16 feet by 98 feet and are improved with three-story structures. Each site has a last authorized use as a single-family attached dwelling. Both structures are currently vacant and in need of significant repairs. The sites are zoned R-8 and are located within the West Baltimore MARC Station TOD Plan area.

General Area: The site is located in the Harlem Park neighborhood, immediately north of Harlem Inner Block Park V. The block of rowhomes is primarily vacant, with a few occupied homes remaining. The dwellings are in varying states of disrepair. Across the street is a multi-family structure, Harlem Gardens, which contains 94 dwelling units.

HISTORY

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

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the residential: higher density group in the General Land Use Plan. This proposed development conforms to that designation.

In addition to aligning with the General Land Use Plan, the proposed development is consistent with the area master plan—the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan. This plan calls for increased density close to the MARC Station to better leverage the potential of the transit system by providing more people with convenient access to the station, which also serves as a major bus hub. The plan further emphasizes the importance of offering a diversity of housing types while respecting the neighborhood's character and aesthetic. No exterior design changes to the building are proposed as part of this development. Reuse of the existing structure allows for increases in density without aesthetic changes to the neighborhood.

ANALYSIS

Background: The proposal involves the conversion of two existing single-family dwellings into two, two-bedroom units. The project would return the currently vacant properties to productive use.

Conditional Use Approval Standards:

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {"Approval standards"}: Staff finds no evidence that the proposed conversion would negatively affect public health, safety, or welfare. Rehabilitating these long-vacant structures and returning them to active residential use would benefit the community. The site is not located within an Urban Renewal Plan area, and no other regulations preclude the proposed conversion. The request is consistent with the General Land Use Plan as well as the goals of the applicable area master plan.

Equity: This project supports equity goals by reinvesting in two long-vacant rowhouses and creating new housing opportunities within a designated growth area identified in the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan. By providing two additional units close to transit, the proposal advances equitable access to transportation and housing, particularly for individuals who do not own vehicles. The reuse of existing structures also supports environmental goals, while maintain the character of the block.

Notification: The Harlem Park Neighborhood Council has been notified of this action and provided a letter of support for both properties.



Chris Ryer
Director



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 1703 and 1709 Edmondson Avenue

Date: April 25, 2025

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Use premises for two dwelling units – R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Table 16-406: Off-Street Parking – For two dwelling units at least one off-street parking space is required. None is provided.

For two dwelling units, a minimum lot area of 1,500 square feet is required. The subject properties comply with the required minimum lot area for two dwelling units.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Nathan Gorham, Applicant
Councilmember John T. Bullock
Department of Planning

Baltimore City Council



Land Use & Transportation

Committee

Bill:25-0072

**Title: 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**

Additional Materials

Harlem Park Neighborhood Council, Inc.

P.O Box 4347

Baltimore, Maryland 21223

410-523-0401

04/25/2025

Dwayne T. London, Jr.

Legislative Director

Office of Councilman John Bullock, 9th District

Office: 410-396-4815

Email: Dwayne.London@baltimorecity.gov

RE: 1703 Edmondson Ave. (Block 0121 Lot 020)

Baltimore, MD 21217

Conditional Use Conversion

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1703 Edmondson Avenue. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units.

Sincerely,

Rev. George Nicholson,

President- HPNC

cc: Councilman John Bullock – 9th Baltimore City Council District

Del. Melissa Wells- 40th Legislative District

Del. Frank Conaway, Jr. 40th Legislative District

Del. Marlon Amprey- 40th Legislative District

Del. Roxanne Prettyman 44-A Legislative District

Senator- Antonio Hayes- 40th District Baltimore City

Ms. Arlene Fisher- Lafayette Square Community Association

Mr. Chad Hayes- Director of Community Planning and Revitalization

Mr. Howard Tutman, III- DHCD- Department of Development

HPNC File

A Progressive Community

Bounded by Lafayette Ave., Monroe St., Franklin St., Fremont Ave.

Harlem Park Neighborhood Council, Inc.

P.O Box 4347

Baltimore, Maryland 21223

410-523-0401

04/25/2025

Dwayne T. London, Jr.

Legislative Director

Office of Councilman John Bullock, 9th District

Office: 410-396-4815

Email: Dwayne.London@baltimorecity.gov

RE: 1709 Edmondson Ave. (Block 0121 Lot 017)

Baltimore, MD 21217

Conditional Use Conversion

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1709 Edmondson Avenue. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units.

Sincerely,

Rev. George Nicholson,

President- HPNC

cc: Councilman John Bullock – 9th Baltimore City Council District

Del. Melissa Wells- 40th Legislative District

Del. Frank Conaway, Jr. 40th Legislative District

Del. Marlon Amprey- 40th Legislative District

Del. Roxanne Prettyman 44-A Legislative District

Senator- Antonio Hayes- 40th District Baltimore City

Ms. Arlene Fisher- Lafayette Square Community Association

Mr. Chad Hayes- Director of Community Planning and Revitalization

Mr. Howard Tutman, III- DHCD- Department of Development

HPNC File

A Progressive Community

Bounded by Lafayette Ave., Monroe St., Franklin St., Fremont Ave.

[illegible]

In Connection With The Properties Known As Nos. 1703 And 1709 EDMONDSON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Properties From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

RPE 4-24-25







**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
25-0072**

Use & Transportation Committee of the Baltimore City Council
Public Hearing on City Council Bill No. 25-0072 on Thursday
September 25, 2025, at 10:00 a.m. in the Clarence M. Burton Chamber,
Hall, 100 N. Holladay Street, 4th Floor, Baltimore, MD 21202. In
person on how the public can participate in the hearing virtually, via
webcam, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Conditional Use Conversion of Single-Family Dwelling Units to
Long-Term Units in the R-8 Zoning District - 1703 and 1709 Ed-
mondson Avenue

Purpose of permitting: subject to certain conditions, the con-
version of a single-family dwelling unit to 2 dwelling units in the R-8
Districts on the property known as 1703 Edmondson Avenue
(1703 Edmondson Avenue, Lot 017) and a single-family dwelling unit to 2 dwelling
units in the R-8 Zoning District on the property known as 1709 Edmond-
son Avenue (Block 0121, Lot 020), as outlined in red on the accompany-
ing map, and granting variances regarding off-street parking requirements,
and providing for a special effective date.

Applicant: Nathan Gorkum
Information: contact the Committee Staff at (410) 396-1091.
This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

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1707

NO PARKING
MONDAY
11 AM TO 2 PM
STREET CLEANING
TOW AWAY ZONE

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
25-0072**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0072 on Thursday, September 25, 2025, at 10:00 a.m. in the Clarence D. Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually via Webex will be available at <https://baltimore.legistar.com/Calendar.aspx>.

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.

Applicant: Nathan Gorham
For more information, contact the Committee Staff at (410) 396-1091.
NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0072

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0072 on Thursday, September 25, 2025, at 10:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

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.

Applicant: Nathan Gorham
For more information, contact the Committee Staff at (410) 396-1091.
NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair



**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
25-0072**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0072 on Thursday, September 25, 2025, at 10:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

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.

Applicant: Nathan Gorham

For more information, contact the Committee Staff at (410) 396-1091. NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair



**BALTIMORE CITY COUNCIL
HEARING ON BILL NO.
25-0072**

Information Committee of the Baltimore City Council
Hearing on City Council Bill No. 25-0072 on Thursday, May 22, at 10:00 a.m. in the Council Chamber, 200 South
Holladay Street, 4th Floor, Baltimore, MD 21202. The
public can participate in the hearing virtually via
Zoom at <https://baltimorecitycouncil.zoom.us/j/9251111111>.

The Commission of Single Family Dwelling Units to
the Board of Zoning Appeals - 1703 and 1705
Edmondson Avenue, subject to certain conditions, the
conversion of the property to 2 dwelling units in the R-8
property known as 1703 Edmondson Avenue
and 1705 Edmondson Avenue, subject to 2 dwelling
units on the property known as 1703 Edmondson
Avenue, as outlined in the accompanying
report regarding off-street parking requirements
for a special effective date.

Karen Nathan Cochran
Assistant Committee Staff at 410 396 1891
Amendment by the Baltimore City Council.

RYAN LORRY
Chair

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**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
25-0072**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0072 on Thursday, September 25, 2025, at 10:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>

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.

Applicant: Nathan Gorham

For more information, contact the Committee Staff at (410) 396-1099

NOTE: This bill is subject to amendment by the Baltimore City Council

RYAN DORSEY
Chair

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