

Leva, Anthony F (City Council)

From: View Mail <maronick@verizon.net>
Sent: Monday, September 22, 2025 5:50 AM
To: Cohen, Zeke (City Council); Testimony
Subject: Council Bill #25-0064

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Dear Council President Cohen:

The purpose of my letter is to underscore my objection to bill #25-0064 as its passage will greatly affect my trust in the commitment of the City government to protect my investment of having purchased property in the City of Baltimore.

As I have written previously, in 1983 living in a row house development in Baltimore County, my husband and I wanted more open and green space for our family to enjoy. We purchased property that was zoned R-1 E with 10-foot setbacks in a single-family community. Those zoning requirements assured us that the zoning meant that not only our property had 10-foot setbacks with a restricted percentage of lot coverage, but that our neighbors' properties did as well. The R -1 E zoning assured us of the open and green space that we had sought and was the reason for our purchase

We trusted the City of Baltimore to live up to those zoning requirements. Bill # 25-0064 along with Bill # 25-0066 will destroy that assurance of the open and green space environment that we thought we had attained in the purchase of the property. The Bill represents a betrayal of that trust that the City of Baltimore will live up to what our contract said we had purchased --- a single-family home zoned R-1-E with 10-foot setbacks. Passage of these bills does not reflect the trust that people placed in the City of Baltimore that their legislators would protect their investment of purchasing a home in the City.

Passage of the bills puts our investment at risk. Setbacks and lot coverage maximums have value which were reflected in the premium price we paid for the property to acquire them for the assurance of the open and green space we desired. The City should live up to the commitment that the zoning code provided.

Not only is our investment and the investments of all who bought property in R-1-E zones put at risk by passage of these bills, but their passage will put single-family communities at risk as well. How many of the 12,000 vacant buildings and 22,000 vacant lots in Baltimore are in R zones? Please do not put what is going right in Baltimore at risk in trying to achieve affordable housing. There are other solutions that will achieve that goal without jeopardizing what is already a wonderful success of which the City government should be proud--- its single-family communities. Once passed, the bills will put at risk those wonderful successes. Please provide a set aside to preserve the open and green space of the R zoned single-family communities.

Thank you for your consideration of my concerns. Please do not pass these harmful bills.

Yours truly,

Nancy P. Maronick
5911 Charlesmead Rd,
Baltimore, MD 21212

Leva, Anthony F (City Council)

From: Joan Floyd <joanlfloyd@hotmail.com>
Sent: Thursday, September 18, 2025 9:11 AM
To: Testimony
Subject: Bill 25-0064
Attachments: Bill 25-0064 Sept 18 2025.pdf

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Please place the attached in the record/file of Bill 25-0064.

Thank you.

- Joan Floyd

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Wednesday, September 17, 2025 10:29 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: Bill 25-0064.pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Kate Simms
Affiliation	Self
Email	knbeagle@gmail.com
Phone Number	(410) 977-4286
Address	1630 Lancaster St, Baltimore, MD, 21231
Position	Oppose
Type of Testimony	Written
Upload Testimony	Bill 25-0064.pdf

Leva, Anthony F (City Council)

From: Josie/Mermaid <josie.mermaid@verizon.net>
Sent: Tuesday, September 16, 2025 9:35 AM
To: Testimony
Subject: City Council Bill #25-0064

Please enter our opposition into the record for bill #25-0064.

Thank you.

FRANCIS J. GALCZYNSKI, SR.
JOSEPHINE C. GALCZYNSKI
2922 Berwick Avenue Baltimore City, MD 21234-7621
Cell 410-925-3530 Office 410-426-3101
Email josie.mermaid@verizon.net

June 21, 2025

To: Baltimore City Councilman Ryan Dorsey,

We are still very much opposed to your Harford Rd Overlay bill. Just as important we are opposed to your secretive moves to present bills that we, your constituents, don't want. We, your constituents, are represented by you, our elected official, and have the right to voice our opinions, and expect you to act on our behalf. But if you don't inform us of these bills, you have no way of knowing how we feel about them. Therefore, presenting bills that we are uninformed about violates what you were hired to do.

In regard to the following bills:

#25-0062 – Changing the regulations from 2 staircases to a single staircase for over 3 stories is courting disaster which could injury many people who could have been saved if there were 2 staircases. DO NOT VOTE FOR THIS BILL.

#25-0063 – Turning over zoning issues to the Dept of Planning is a mistake. We need the Dept. of Housing and Community Dev. to have control of Housing issues. Planning does not have the expertise of the Housing Dept. to handle this type of legislation. DO NOT VOTE FOR THIS BILL.

#25-0064 – Reducing these yard requirements will destroy our neighborhood. We moved here for single family homes, yards, trees, parking, etc. Reducing these setbacks will invade our privacy. Those of us who have older homes have side windows so the current setbacks of 10' is still invasive. Changing these setbacks to 5' will cause an invasion of our privacy even more. Even if they don't have side windows, we do, and the intrusion and encroachment will greatly intrude on our privacy. The reduction of open green space by allowing 40% of the lot to be covered will also greatly affect our

neighborhood. The City isn't planting big trees like they used to and a lot of the older trees at the curb line are gone; therefore, maintaining the green spaces is more important than ever to maintain our quality of life in our neighborhood. DO NOT VOTE FOR THIS BILL.

#25-0065 – If you eliminate off-street parking requirements WHERE IS EVERYONE GOING TO PARK? In all our neighborhoods there is never enough parking. It has even caused neighbor fights over parking. And, since the bill 25-0066 permits any lot to contain up to 4 units with no off-street parking requirements, where is everyone going to park? The current regulation requires at least one off-street parking space, which isn't enough. Removing the requirement for one space then setting a maximum is more harmful. Due to the small street widths, the juvenile car incidents and the trying car door handles while walking by impacts the value and safety of our cars if not parked off the street. Off-street parking is very important to our neighborhood. We moved to this neighborhood because of the ample parking but even now struggle because more families have several cars. DO NOT VOTE FOR THIS BILL.

#25-066 – A blanket change to multi-family dwellings will ruin the charm of the single-family dwelling neighborhood we moved into here. We moved here for the single family, yard space, trees, parking and the ambiance of living and struggling together with open space around us. The need to maintain the value of our property can only be achieved by maintaining its charm. My property in the Overlay won't be worth two cents if a 6 story multi-family building is built right up against my property line. This will destroy what we put all our hard-earned money into and leave us up the creek without a paddle! DO NOT VOTE FOR THIS BILL.

We live in a very diverse neighborhood of over 70% homeowners and the Harford Rd Overlay in addition to these new bills will greatly deteriorate that percentage. That will lead to instability which we cannot afford.

We urge you to recognize the deep concerns and practical realities faced by those who reside in these neighborhoods. Decisions that alter the very nature of our community should not be made in haste or without the transparent engagement of the people most affected. Our voices deserve respect, and our lived experiences should inform the direction of our city. As our elected Councilman, we are expecting you to let us know about upcoming bills you or others are proposing, listen to what your constituents want and vote accordingly.

We ask for openness, honest dialogue, and above all, representation that truly reflects the wishes and well-being of your constituents.

Please let us know when the City Council hearing will occur about these bills and any future hearings about the Harford Road Overlay.

Thank you for your attention to these critical matters, and we look forward to your thoughtful response.

Sincerely,


Francis J Galczynski Sr

Josephine C Galczynski

Josephine C Galczynski

cc: Mayor Brandon Scott

cc: City Council President Zeke Cohen

Leva, Anthony F (City Council)

From: Tiso, Eric (DOP)
Sent: Wednesday, September 10, 2025 12:56 PM
To: Leva, Anthony F (City Council); Jemmott, Julianne (City Council)
Subject: FW: CITY COUNCIL BILL #25-0064/ ZONING - BULK AND YARD REQUIREMENTS - AMENDMENTS (Citywide)
Attachments: Marble Hill - Bill Opposition 0064.docx

For the Council bill file...

-Eric

From: malcolm.lewis1130@gmail.com <malcolm.lewis1130@gmail.com>
Sent: Wednesday, September 10, 2025 8:57 AM
To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>
Cc: Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; 'Charles Williams' <chazwilliamz@gmail.com>; 'Joel Kurz' <joel@thegardenbaltimore.com>; William Blackwell <willmarionb1510@verizon.net>; 'Eric Brown' <mobybrown@aol.com>; 'Jules Dunham Howie' <juleshouse@hotmail.com>; 'Brenda Allison' <bkayeallison@gmail.com>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; 'marble hill' <marblehillimprovement@gmail.com>; Porter, Phylcia R.L. (City Council) <Phylcia.Porter@baltimorecity.gov>
Subject: CITY COUNCIL BILL #25-0064/ ZONING - BULK AND YARD REQUIREMENTS - AMENDMENTS (Citywide)

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Eric – Please include this letter, attached and below, into the testimony for the upcoming discussion tomorrow.

I am writing as a concerned resident of Baltimore to express my strong opposition to City Council Bill 25-0064, which is scheduled for discussion at the Planning Commission hearing on September 11th.

This proposal, if enacted, would significantly alter the character of our neighborhoods and erode the quality of life for many residents. Bill 25-0064, which seeks to reduce bulk and yard requirements in all residential zones, threatens the very essence of what makes our communities livable. The proposed reduction of required yard space, by up to 50% in some zones, would eliminate critical green space, reduce tree canopy, and diminish the sense of openness that contributes to mental and physical health, especially in urban settings.

As a longtime resident, I value the balance between housing and open space. Front and side yards are more than visual buffers; they are where children play, neighbors connect, and gardens grow. Stripping away these buffers to allow for more construction will worsen stormwater runoff, reduce air quality, and increase the urban heat island effect. Within Marble Hill, we have maintained community green spaces on our own for years!

This bill prioritize density at the expense of equity, environment, and community cohesion. Baltimore needs thoughtful, inclusive planning, not one-size-fits-all deregulation that disproportionately impacts stable residential communities.

I respectfully urge the Planning Commission to recommend against the passage of Bill 25-0064. Let's work toward development that enhances, not erodes, Baltimore's neighborhoods.

Thank you for your consideration.

Sincerely,

Malcolm Lewis P.E.,

Marble Hill Resident

Leva, Anthony F (City Council)

From: Tiso, Eric (DOP)
Sent: Wednesday, September 10, 2025 12:55 PM
To: Leva, Anthony F (City Council); Jemmott, Julianne (City Council)
Subject: FW: Opposition to City Council Bill 25-0064 (Land Use)
Attachments: Opposition_Letter__25-0064ctw.pdf

Forwarding for the Council file...

-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 | Cell: 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: Charles Williams <chazwilliamz@gmail.com>
Sent: Wednesday, September 10, 2025 12:08 PM
To: Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>
Cc: Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Malcolm Lewis <Malcolm.Lewis1130@gmail.com>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Atiba Nkrumah <atiba.nkrumah@gmail.com>; Fred Tillman <metropropsllc@gmail.com>; Jules Dunham Howie

<juleshouse@hotmail.com>; Joel Kurz <joel@thegardenbaltimore.com>; Eric Brown <mobybrown@aol.com>; Brenda Allison <bkayeallison@gmail.com>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; marble hill <marblehillimprovement@gmail.com>

Subject: Re: Opposition to City Council Bill 25-0064 (Land Use)

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September 10, 2025

Good morning Mr. Tiso,

I respectfully request that the attached letter, also included below, be entered into the record as part of the testimony for the upcoming Planning Commission hearing scheduled for September 11th.

As a resident and homeowner in Marble Hill, I write to express my strong opposition to City Council Bill 25-0064 (Land Use), which is scheduled for discussion at the upcoming Planning Commission hearing.

While the stated intent of this bill may be to expand housing opportunities, its effect would be to significantly reduce bulk and yard requirements across all residential zones. Such a change poses serious risks to neighborhood stability and quality of life.

Parking and Traffic:

By encouraging more construction on smaller lots, this bill increases density without addressing the resulting demand for parking and traffic management. In neighborhoods like mine, where parking is already scarce, this will worsen congestion and create unsafe conditions for pedestrians and emergency vehicles.

Public Safety and Infrastructure:

Higher density without corresponding investment in water, sewer, and stormwater infrastructure will place an unsustainable burden on already strained systems. Emergency services, which are stretched thin, will also be adversely impacted by greater density and less open space.

Property Values and Community Cohesion:

Reducing yard space and open buffers erodes the character of established neighborhoods, diminishing property values and discouraging long-term investment. These spaces are vital to maintaining safe, livable communities where neighbors can connect and families can thrive.

One-Size-Fits-All Approach:

Baltimore is a city of distinct neighborhoods, each with unique histories and needs. A blanket reduction in yard and bulk requirements ignores those differences and imposes unnecessary disruption on stable residential communities.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0064 (Land Use). Baltimore deserves development policies that respect neighborhood character, protect existing residents, and balance growth with infrastructure capacity.

I appreciate your commitment to safeguarding the character and stability of our community.

With appreciation,

Charles Williams

Marble Hill Resident

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Tuesday, September 9, 2025 6:10 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name	Kevin Lindamood
Affiliation	Health Care for the Homeless
Email	klindamood@hchmd.org
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Oral

Leva, Anthony F (City Council)

From: City of Baltimore <noreply@formresponse.com>
Sent: Monday, September 8, 2025 1:18 PM
To: Testimony
Subject: Form submission from: Testify Before the Baltimore City Council
Attachments: CWA testimony housing package bulk and yard standards .pdf

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Testify Before the Baltimore City Council

On which bill would you like to testify?

25-0064 - Zoning – Bulk and Yard Requirements - Amendments

Name Emily Ranson

Affiliation Clean Water Action

Email eranson@cleanwater.org

Phone Number (410) 921-9229

Address 145 W Ostend St, Suite 600, Baltimore, MD, 21230

Position Support

Type of Testimony Both

Upload Testimony [CWA testimony housing package bulk and yard standards .pdf](#)