
CITY OF BALTIMORE

BRANDON SCOTT – MAYOR

 ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES

NANCY MEAD – DIRECTOR

100 N. HOLIDAY STREET

BALTIMORE MD, 21202

HEARING NOTES

Bill: 25-0006

Title Zoning Code Modifications

Committee: Land Use and Transportation Committee

Chaired by: Ryan Dorsey

Hearing Date: March 27, 2025

Time (Beginning): 10:30 AM

Time (Ending): 11:00 AM

Location: Du Burns Council Chamber / Webex

Total Attendance: Approximately 35

Committee Members in Attendance:

Ryan Dorsey

Phylicia Porter

Sharon G Middleton

John Bullock

Paris Gray

Mark Parker

Bill Synopsis in the file? YES NO N/A

Attendance sheet in the file?..... YES NO N/A

Agency reports read? YES NO N/A

Hearing televised or audio-digitally recorded?..... YES NO N/A

Certification of advertising/posting notices in the file?..... YES NO N/A

Evidence of notification to property owners?..... YES NO N/A

Final vote taken at this hearing?..... YES NO N/A

Motioned by: Dorsey

Final Vote: Favorable as Amended

Major Speakers

(This is not an attendance record.)

- Eric Tiso – Department of Planning
- Jason Wright – Dept of Housing & Community Development
- Jeff H – Law Dept
- Ty'lor Schnella – MOGR
- Ben Guthorn – Dept of Legislative Reference
- Rebecca Whitt - BMZA

Major Issues Discussed

1. Chairman Dorsey called the hearing to order and read the bill title and purpose.
2. Councilwoman Ramos withdrew her amendment to the bill that she and Councilman Jones were previously introducing.
3. The Chair reviewed the amendments and changes that were submitted (see updated amendments in bill file)
 - a. DHCD reviewed their amendment
 - a. There was an oral grammatical change to the amendment noted.
 - b. *Question from Parker – who makes the call around substantial construction?
 1. DHCD to check
4. Parking Authority noted that they had concerns about a reduction of parking resulting from this bill in dense areas
 - a. Porter – has parking done an assessment on how much parking is needed in these new and conversion developments
 - a. No single metric – has to do with where parking is located for residents.
 - b. Are there caps on RPP permits?
 - a. Yes – in Ridgely Delight, each unit can have up to 4 with one visitor pass
5. Bullock commented on Blanchard amendments on nonconforming structure
6. Vote on Dorsey amendment
 - a. Motioned by Middleton
 - b. Vote – 6 yea – 1 absent
7. Vote on Planning Amendment
 - a. Motioned by Dorsey
 - b. Vote – 6 yea – 1 absent
8. Vote on Blanchard Amendment
 - a. Motion by Blanchard
 - b. Vote -6 yea - 1 absent
9. Vote on Parker Amendment
 - a. Motion by Parker
 - b. Vote – 6 yea - 1 absent
10. Vote on the DHCD Amendment
 - a. Motion by Gray
 - b. Vote -6 yea - 1 absent
11. Vote on Bill
 - a. Motion by Dorsey
 - b. Vote – 6 yea - 1 absent
12. The Chair recessed the hearing.

Further Study

Was further study requested?

Yes No

What is the standard for substantial construction and who applies it (to DHCD)

If yes, describe.

Committee Vote:

Ryan Dorsey Chair:	Yea
Sharon Green Middleton:	Yea
John Bullock:	Yea
Mark Parker:	Yea
Phylicia Porter:	Yea
Zach Blanchard:	Absent
Paris Gray:.....	Yea

Anthony Leva, Committee Staff

Date: March 27, 2025

Cc: Bill File
OCS Chrono File