



Caroline L. Hecker  
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March 30, 2026

**VIA ELECTRONIC MAIL**

The Honorable John Bullock  
Baltimore City Council  
City Hall, Room 503  
100 North Holliday Street  
Baltimore, Maryland 21202  
[John.Bullock@BaltimoreCity.gov](mailto:John.Bullock@BaltimoreCity.gov)

*Re: Rezoning – 901 S. Caton Avenue*

Dear Councilman Bullock:

On behalf of my client, Gibbons Commons LLC, I write to request the introduction of a City Council bill to rezone the property known as 901 S. Caton Avenue from the OR-2 Zoning District to the C-2 Zoning District. In furtherance of this request, I enclose the following:

1. A letter of support from the Violetville Community Association;
2. A completed Statement of Intent;
3. A draft City Council bill; and
4. A rezoning plat.

I am simultaneously transmitting these documents electronically to Mr. Ben Guthorn and Ms. Ros Fraser in Legislative Reference and Mr. Eric Tiso in the Department of Planning. Thank you in advance for your assistance and, if there is any further information you need, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Caroline L. Hecker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Caroline L. Hecker

Enclosures

The Honorable John Bullock

March 30, 2026

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cc: Mr. Ben Guthorn Department, Legislative Reference  
(via electronic mail w/enclosures)  
Ms. Ros Fraser, Legislative Reference (via  
Mr. Eric Tiso, Department of Planning (via electronic mail w/enclosures)

4907-0720-7836, v. 1

Mike and Sue Weaver

Violetville Community Association

1202 Pine Heights Ave

Baltimore MD 21229

[Msw1202@verizon.net](mailto:Msw1202@verizon.net)

Ascension St. Agnes

Cc Councilman John Bullock

Dear Ascension-St. Agnes & Councilman Bullock,

On behalf of the Violetville/Saint Agnes Community Association, I write to offer our endorsement of Ascension Saint Agnes Hospital's request for the re-zoning of the entire Gibbons High School property from OR2 to C2. We understand that it will be used for sports fields and mixed use development. We polled our residents and got an approval rating of about 80%. While we are not clear on what projects will eventually happen over there, our residents expressed the need for kid-friendly activities, safe walking spaces, youth recreation spaces accessible to community families, satellite GED classes, career training, senior housing, and overall gratitude that something is finally being done with this aging and decaying property. There is also a fear that once the rezoning happens, the community will be left behind. We also look forward to collaborating with Ascension-St. Agnes as we look to develop community programs here in Violetville—improving Violetville park, setting up sports programs, starting environmental/nature/gardening programs. We were given assurances at our March 4 meeting that Ascension-St. Agnes is and will be a ready partner with the community, for which we are grateful.

We write on behalf of our recently deceased VCA president, Sean Tully, who as far as we know would have supported this project.

Regards,

Mike Weaver, VCA vice president

**DEPARTMENT OF LEGISLATIVE REFERENCE****STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street  
 City Hall, Suite 626  
 Baltimore, Maryland 21202

Phone: (410) 396-4730  
 Email: ben.guthorn@baltimorecity.gov

<b>01. Property Information.</b>			
Property Address:		Block:	Lot:
City:	State:	Zip Code:	
<b>02. Applicant's Contact Information.</b>			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	
<b>03. Agency.</b>			
Is the applicant acting as an agent for another?			
If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.			
<i>(Use an additional sheet if necessary.)</i>			
Corporate Entity:			
01	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
<b>04. Current Property Owner's Contact Information (if different than applicant).</b>			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

**05. Property Acquisition.**

Date the property was acquired by the current owner:

Deed Reference	Liber/Book:	Folio/Page:
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**06. All Proposed Zoning Changes for the Property.**

<i>Zoning District</i>	Current Zoning District:	Requested Zoning District:
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<i>Conditional Use</i>	Existing Use:	Proposed Conditional Use:
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Please describe all intended uses of the Property:

*Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.*

<i>Multifamily</i>	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units		
	Proposed Number of Units:		
	Gross Square Footage of Building: <i>(Not including basement area)</i>		
	Unit 01	Gross Sq./Ft:	No. of Bedrooms:
	Unit 02	Gross Sq./Ft:	No. of Bedrooms:
	Unit	Gross Sq./Ft:	No. of Bedrooms:
	Unit	Gross Sq./Ft:	No. of Bedrooms:
	<i>(Add additional units as needed.)</i>		

ARTICLE 32, § 9-703. CONVERSION STANDARDS.  
 (a) In general.  
 All conversions must meet the standards set forth in this section.  
 (b) Existing dwelling.  
 (1) The existing dwelling must be:  
 (i) a structure originally constructed as a single-family dwelling; and  
 (ii) 1,500 square feet or more in gross floor area.  
 (2) For purposes of this subsection, gross floor area does not include any basement area.  
 (c) GFA per dwelling unit.  
 The converted dwelling must meet the following gross floor area per unit type:  
 (1) 1-bedroom unit: 750 square feet.  
 (2) 2-bedroom unit: 1,000 square feet.  
 (3) 3- or more bedroom unit: 1,250 square feet.

\*Please note that one off-street parking space is required per each dwelling unit added.

**07. Contract Contingency.**

Is there a purchase contract contingent on the requested legislative authorization?

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

*(Add additional parties as needed.)*

1<sup>ST</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2<sup>ND</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

**08. Affidavit.**

I, \_\_\_\_\_, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



as agent

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**CITY OF BALTIMORE**  
**Council Bill 26-\_\_\_\_\_**  
(First Reader)

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Introduced by: Councilman John Bullock  
At the request of: Gibbons Commons LLC  
Address: c/o Caroline L. Hecker, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600

Introduced and read first time: \_\_\_\_\_

Assigned to: Land Use and Transportation Committee

Referred to the following agencies: \_\_\_\_\_

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**A BILL ENTITLED**

**AN ORDINANCE CONCERNING**

**Rezoning – 901 S. Caton Avenue**

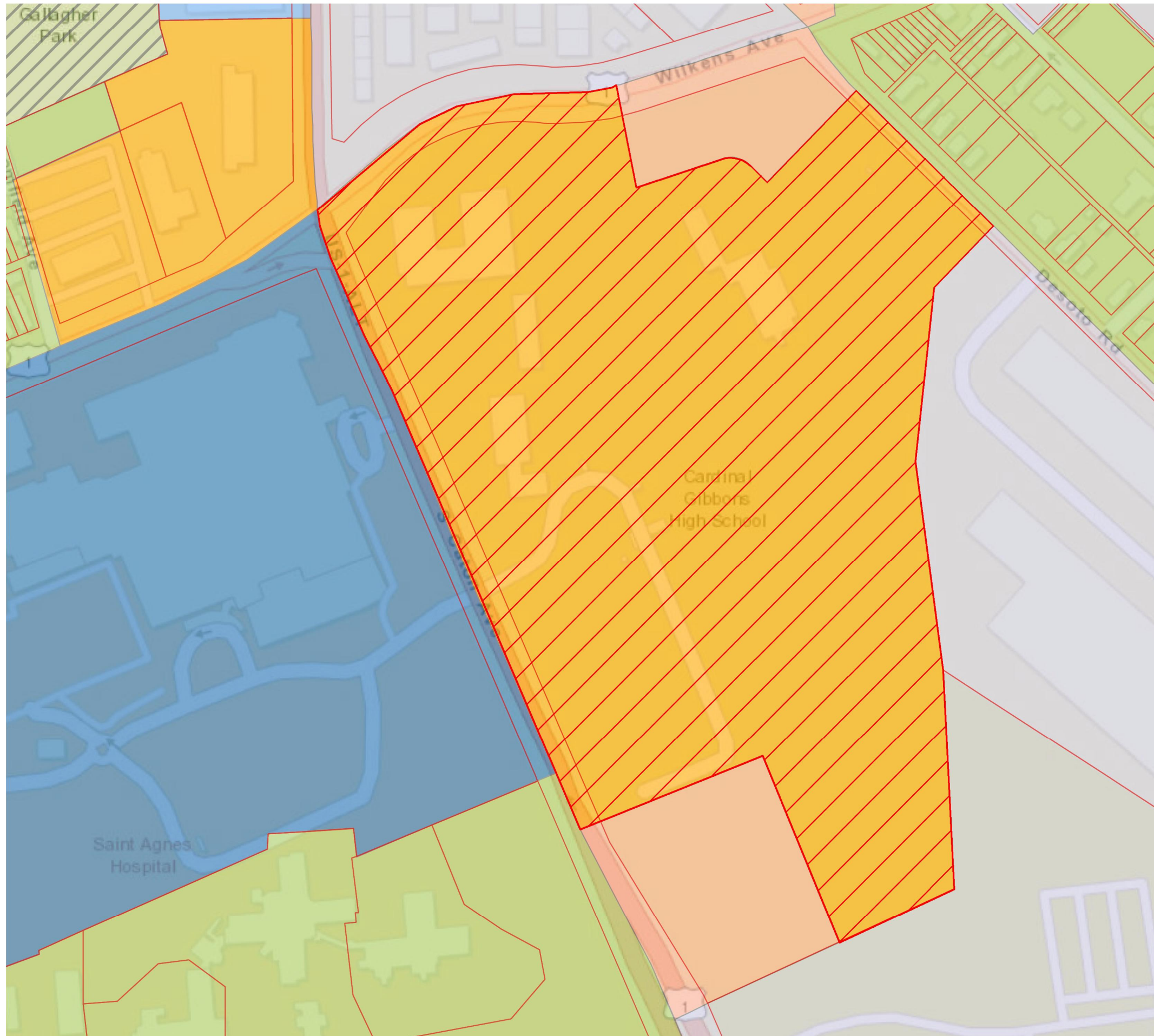
For the purpose of changing the zoning for the property known as 901 S. Caton Avenue (Block 2108C, Lot 001) and as identified on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District, and providing for a special effective date.

By amending  
Article 32 - Zoning  
Zoning Map  
Sheet 63  
Baltimore City Revised Code  
(2000 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 63 of the Zoning District Maps is amended by changing from the OR-2 Zoning District to the C-2 Zoning District the property known as 901 S. Caton Avenue (Block 2108C, Lot 001), as identified on the plat accompanying this Ordinance.

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

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.



SHEET NO. 63 OF THE ZONING DISTRICT MAP OF  
THE BALTIMORE CITY ZONING CODE

IN CONNECTION WITH PROPERTIES KNOWN AS Nos. 901 S CATON AVE THE  
APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE  
AFOREMENTIONED PROPERTIES FROM OR-2 ZONING TO **C-2 ZONING**, AS  
OUTLINED IN RED ABOVE  
**WARD - 25 SECTION - 02 BLOCK - 2108C LOTS - 001**









\_\_\_\_\_

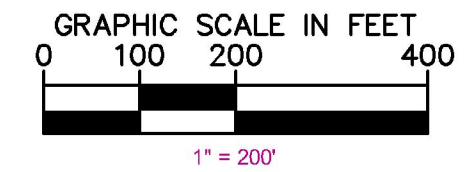
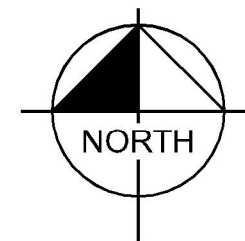
**MAYOR**

\_\_\_\_\_

**PRESIDENT CITY COUNCIL**

**LEGEND**

-  AREA REZONED TO C-2
-  C-2
-  H
-  I-1
-  I-2
-  OR-1
-  OR-2
-  OS
-  R-5
-  R-6



PLAN PREPARED BY: OMK  
APPLICANT: GIBBONS COMMONS, LLC  
DATE: 03/26/2026