

September 10, 2025

Baltimore City Planning Commission
100 N. Holliday Street
Baltimore, MD 21202

Dear Commissioners,

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