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# CITY OF BALTIMORE

Brandon M. Scott – Mayor  
Zeke Cohen – Council President



## Office of Council Services

Nancy Mead – Director  
100 Holliday Street, Room 415  
Baltimore, MD 21202

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# LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey  
CHAIR

## HEARING NOTES

25-0119 & 25-0114

25-0114 Zoning Uses Smoke Shop & 25-0119 Footpath Sidewalks Accessibility

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**Hearing Date:** 4/16/2026

**Hearing Start Time:** 9:45 AM

**Hearing End Time:** :00 XM

**Location:** Du Burns Council Chamber / Webex

**Total Estimated Attendance:** 40

	YEA	NAY	ABSENT	ABSTENTION
<b>Final Vote:</b>	7	0	0	0

### Committee Members in Attendance:

- **Chair** Ryan Dorsey
  - Mark Parker
  - John Bullock
  - Zac Blanchard
  - **Vice Chair** Sharon Green Middleton
  - Paris Gray
  - Phylicia Porter
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### **MAJOR SPEAKERS**

(This is NOT an attendance record.)

- **Ty'lor Schnell** – Deputy Director MOGR •
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### **NOTES**

- Chair Dorsey opened the hearing for bill 25-0114 noting members in attendance.
- Councilman Blanchard the bill sponsor gave opening remarks noting an updated packet of amendments titled Blanchard VI – attached in packet
- Agency reports
  - Law Dept – Jeff H approves amendments for form and legal sufficiency.
  - MOGR – concerns with striking 30-day enactment period ability to enforce and determine where the smoke shops are.
  - Planning – as a new use permits would be delayed for smoke shops while parameters are updated

- DHCD – Enforcement may begin at the moment of enactment – with the notice that their business is now non-conforming and would need to be brought into compliance. DHCD would need to identify these as soon as possible.
  - Committee Questions
    - Blanchard – responding to MOGR concerns with the 2-year phase out we have time to start enforcement, and we want the clock to start now.
  - Motion by Blanchard to move amendments 1-3
    - All Yes
  - Motion by Blanchard to move bill as amended
    - All Yes
  - Bill moves to 2<sup>nd</sup> reader
  - Hearing adjourned - 10:05 AM
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- Chair opens hearing on 25-0119 10:05 AM
  - Luciano Diaz - Veronica McBeth
  - DOT Luciano gives opening comments on bill
  - Agency Reports
    - MOSMBAD – Lundy - Support
    - Law Dept – D. Luckey – approve for form and sufficiency
    - Finance – Gabe – Support
    - OECR – Zach W – Support
  - Comments from Councilman Dorsey
    - Concerns with the bill sent to the Dept and well received
    - Is DOT in the process of updating the Street Cuts regulations
      - Yes, DOT is currently working with Law to do this
  - Blanchard – several examples of communities with smaller sidewalks which would not be possible to make it 5’ doing it one house at a time
    -
  - Gray – if a home has 4’ sidewalk is it a homeowner’s responsibility to make it 5’
    - Valerie? ADA chief – if a sidewalk cannot be made 5’ we have a process that says it doesn’t have to. Acceptable sidewalk is at least 36” passing
  - How do we expect residents to pay for this? How will this work with one off sales work on large streets where no one has 4’
  - Parker - Why are we doing 5’ when the passing zone federally is 36”
    - DOT- State DOT requires 60” can do 4’ at a min and in a pinch point we can do 36” which is the wheelbase for a wheelchair and a service animal
  - Bill doesn’t differentiate between types of streets – i.e. narrow alley streets – where 5’ would make the traffic or parking untenable residents don’t have control over this and this bill seems to penalize them.
  - Dorsey – poles in the zoning code
    - DOT not ready to begin to fully enforce this bill.
    - Partial Consent Decree – requires a written strategy or plan to remove obstructions like poles or to allow for navigation around it. Plan is due at the end of August and DOT is in talks with stake holders like BGE for utility poles and BCFD for fire hydrants.

- Blanchard
  - Who oversees bus stops in the city
    - MTA
- Public Testimony
- Hearing recessed 11:10 AM

***FURTHER STUDY REQUESTED***

*COPY IN SPREADSHEET*

***SEE FINAL VOTE RECORD IN BILL FILE***

<b>Hearing Packet in bill file? -----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Attendance Sheet in bill file?-----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Vote Record in bill file? -----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Agency reports read? -----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Hearing televised or audio-digitally recorded? -----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Certification of advertising/posting notices in the bill file? -----</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Evidence of notification to property owners in bill file? -----</b>	<input type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input checked="" type="checkbox"/>	<b>N/A</b>

Notes by: Tony Leva  
Notes Date: 4/16/2026

Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)