

Reservoir Hill Association  
Planning & Development Committee  
2001 Park Avenue  
Baltimore, MD 21217  
[pdcr@reservoirhillassociation.org](mailto:pdcr@reservoirhillassociation.org)

December 28, 2021

Councilman James Torrence  
100 Holliday Street  
Room 521  
Baltimore, Maryland 21202  
[James.Torrence@baltimorecity.gov](mailto:James.Torrence@baltimorecity.gov)

Councilman Torrence,

The Reservoir Hill Association Planning and Development committee is providing a letter of conditional support for Mr. Sean Pennie's request for the conversion of his home at 2223 Callow Avenue, Baltimore, Maryland 21217 from a single-family unit into a two (2) - family unit dwelling. Mr. Pennie has fulfilled the following steps for consideration of a letter of support from the Reservoir Hill Association:

- Mr. Pennie has submitted drawings and plans for an Owner-Occupied, 2-Unit Dwelling conversion (one basement unit and one unit consisting of the first, second and third floors)
- Mr. Pennie has documentation and photographic evidence of egress for both units
- Mr. Pennie has reached out to his neighbors and secured signatures of support from those neighbors
- Mr. Pennie has attended RHA meetings and communicated with the organization and its members on several occasions
- Mr. Pennie has communicated to the area's elected officials and city departments to ensure compliance with applicable ordinances and zoning requirements
- Mr. Pennie verbally agreed to limit the dwelling to 2 units as well as remain in occupancy of the building for the foreseeable future

Documentation pertaining to this request for support is available on the RHA website <https://www.reservoirhillassociation.org/ourhill/planning-and-development/>. The presentation of this proposal was last before the RHA Planning and Development Committee on December 27, 2021 and received no opposition nor additional conditional requests.

The Reservoir Hill Association wishes Mr. Sean Pennie much success with the completion of this proposal and greatly appreciates his conscientious support for his neighborhood and its growth as a unified community.

If you have any questions or concerns, please do not hesitate to contact [pdcc@reservoirhillassociation.org](mailto:pdcc@reservoirhillassociation.org).

Sincerely,  
Reservoir Hill Association  
Planning and Development Committee

CC:  
Mr. Sean Pennie  
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Baltimore, MD 21217  
[pennie410@gmail.com](mailto:pennie410@gmail.com)