

Date: 10/15/25

Subject: Housing Inspection – Vacant Property – 325 S Payson St

To Whom It May Concern:

This is a follow-up request to a previous request submitted in August - Work Order #25-00693253.

That Work Order was completed on 8/14/25 by a crew who took all of 3 minutes to “board up” the property at 325 S Payson Street. The entire project consisted of one piece of plywood placed on the back door that was tacked in place by a single screw.

The property has a detached garage, a basement and a metal fire escape that goes to the third floor. EVERY window and door in the property – front and back – has been destroyed or stolen, and the entire house is open to the elements. It has essentially become “Grand Central Station” for the street people, who relentlessly traverse at all hours of the day and night through the garage, the yard, and every floor of the house and even up on the roof where they trample over onto our roof with impunity.

The conditions have escalated to this degree over the past several months, despite a number of calls made by us to 311 and/or 911.

As owner occupants of the property next door at 327 S Payson, my wife and I have become increasingly alarmed at the accelerating deterioration and the safety hazards that homeless, substance-challenged people inevitably bring about once they infiltrate vacant properties and abandoned buildings.

Being immediately adjacent, our most pressing concern is the constant threat of fire – especially now that the weather has started closing in.

As reported by Channel 45 on Monday September 22nd by Vincent Hill, the recent fire in the vacant houses at 1924 and 1922 Wilhelm Street on September 20th affected four houses – in one of which a body was recovered. As the owner of 1920 Wilhelm Street, I was directly impacted by this event. Fortunately, my property was only affected by smoke from the fire, but I was without power and frustrated in my attempts to have the electric hooked up again after BGE was directed by the Fire Department to cut off service after the fire.

The unceasing threat that the dangerous and volatile mix of homelessness and drug use poses to our blighted neighborhood has left us emotionally exhausted and mentally stressed as homeowners. We cannot continue to have to bear the brunt of such a monumental burden alone.

We would truly appreciate the City of Baltimore bringing every possible resource to bear in more effectively dealing with this seemingly intractable problem. Thank you for your time and understanding.

Charles Tucker, Jr. and Gail R. Steptoe
Owners of 327 S. Payson Street, Baltimore, Maryland