



*CAN member meetings are announced in advance and open to the public.
Everyone interested in CAN is invited to attend.*

IN THIS ISSUE:

Page

PRESIDENT’S MESSAGE – Board of Zoning Appeals

1

CAMBRIDGE CORNER

- **City of Cambridge Police Department**
- **Cambridge Real Estate Trends and Homeowners Help Program**

3

3

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

- **ShoreRivers**
- **Choptank Writers**
- **Main Street Gallery**
- **Cambridge Main Street**

5

5

6

6

CAN MISSION STATEMENT, MEMBERSHIP, BOARD OF DIRECTORS, AND COMMITTEES

7

CURRENT LINKS

CAN’s Website – <https://cambridgecan.org>

JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>

CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/>

CAN Meeting Videos – <https://www.facebook.com/WHCPRadio/videos> or
<https://www.youtube.com/@whcpstudio4716>

CAN’s City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>

CAN’s Planning & Zoning Notes – <https://cambridgecan.org/category/news/p-and-z/>

CAN on Facebook – <https://www.facebook.com/groups/cambridgeassociationofneighborhoods>

Contact CAN – cambridgecan.org@gmail.com

PRESIDENT'S MESSAGE

Chuck McFadden, President, CAN

I attended the Board of Zoning Appeals meeting on March 25 which has three members – Bill Clyde, Will Bishop and Michael Wheatly and two vacancies. The meeting was about one property located at 205 Oakley St. The issue was the conversion of the property from a single family home to multi-family apartments, which according to public understanding was supposed to continue to be a single family home if it was vacant for 90 days or more. For those of us who live in the West End, this is an on-going issue **which the City and the Board destroyed last night**. The whole meeting (lasting 3 hours) can be seen on Townhall Streams, Cambridge, MD.



My summary of the meeting is as follows:

1. The City filed a report to the Board of Zoning Appeals that contained factual errors of which the City admitted. They also submitted two extra papers at the hearing which the Board, the plaintiff and the public did not get a chance to review before the hearing. The public never got a copy of these papers, so we still have no idea what they contained.
2. The City's report included pictures of three apartments with new kitchens and baths which were completed against a City stop work order which the owner ignored. The owner said she was unaware that there were people working at night and on the weekends when City code enforcement officers were not available. However, she was aware somehow of the progress made on completing the 3 apartments. According to the City, the pictures of the new kitchens and baths taken 5 months after settlement to the owner were proof that there were 3 apartments. The City did not use the sellers listing document which stated that the house had only one kitchen and 2 baths.
3. There is a 90 day rule stating that if a property is VACANT for more than 90 days it must be converted back to a single family home. The City Planning Division started the 90 day period at the sale of the house on July 15 to October 4 which was the request for rental registrations; this was only 82 days and under the 90 day limit. The Board accepted that information instead of the testimony of the last tenant who said she moved out of the house at the beginning of February, 2024 – 5 months before the sale of the house. Therefore, the house was vacant for almost 9 months before the application for rental registration.
4. The third floor "apartment" had no kitchen or bathroom for at least 30 years before the sale and according to testimony was used as a storage area for the last five years. However, the City report stated that people lived there and paid their own water bills which is hard to do when there is no kitchen or bath.
5. As to the first floor "apartment", it was never a rental unit because it was used by the owner on his twice yearly visits. He removed the kitchen area several years ago thereby making the whole house a one kitchen, two bath single family home.
6. The house was listed as a single family home by the seller. The real estate agent pushed the fact that the house could be a multi-family home even though it had been vacant for five months at the time of the sale.
7. The Board complained that the City had not provided a detailed time line of events and that the City argument had "holes" in it however they still inexplicitly agreed with the City.

While all of the above are interesting facts, the net result is that the City with the blessing of the Board of Zoning Appeals has made it impossible for residents to protect against these conversions of old historic houses to apartments. In my opinion, the Board has decided that multi-family homes are the future of the West End. So much for historic preservation and the resurgence of the West End, under the City's Planning Division's interpretation of the rules.



CAMBRIDGE CORNER

CITY OF CAMBRIDGE POLICE DEPARTMENT

Chief Justin Todd

I hope everyone has had a wonderful beginning to the 2025 year. The Cambridge Police Department and I would like to wish a Happy Spring to all the citizens. As always, as warmer days approach, we would like to remind everyone to stay vigilant and report on any suspicious activity. We are already beginning to see some thefts from unlocked vehicles so please make sure you are keeping your vehicles locked and all personal items out of sight.

We would also like to make sure that everyone is aware of our Citizens Police Academy that we will be holding beginning May 1 and continue every Thursday through May, with graduation on May 29. This is a great opportunity to get to know your police department and its officers. It also allows you to understand the daily functions of how we police in the City of Cambridge. There will be many demonstrations and speakers on the specialized divisions within our agency. Please contact us or go to choosecambridge.com to fill out an application.

We will also be holding our annual Easter Egg Hunt on Saturday, April 19 from 12-2 pm at Gerry Boyle Park at Great Marsh. This event always has a great turnout and if you want to volunteer, please contact me at the email below. Beginning in May, we will start the 2nd annual season of our flag football league. This was a big hit last year with our youth and we want to make it even better this year. We already have over 100 children signed up to play. Former Cincinnati Bengals lineman Quinton Spain, who played in Super Bowl LVI, will join us on opening day to speak about sportsmanship and ethics.

The above-mentioned are just a few of the many events we have planned. We also want our citizens to know that our main goal at the Police Department is the continued reduction of crime by patrolling with purpose along with our Community Oriented Policing efforts, all while building trust and positive relationships in our community.

As always, please feel free to reach out with any questions or concerns by contacting me at jtodd@cambridgepd.org. We are also actively recruiting for both entry level and certified police officers. Anyone interested should contact us or apply at policeapp.com. Thank you all for your continued support and I look forward to seeing you out in the community or at one of our CPD events.

CAMBRIDGE REAL ESTATE TRENDS

Fred and Martha Phillips-Patrick

National Residential Real Estate Developments:

According to Freddie Mac, the thirty-year fixed rate mortgage interest rate has hovered around 6.8% for the last nine weeks, showing only slight variations from week to week.



Redfin reports for the latest data available that: “In February 2025, U.S. home prices were up 3.0% compared to last year, selling for a median price of \$424,647. On average, the number of homes sold was down 5.5% year over year and there were 325,117 homes sold in February this year, down from 344,189 homes sold in February last year. The national average 30-year fixed rate mortgage rate is now at 6.8%, up 0.07 points year over year.

The facts that home prices nationwide were up 3.0% year-over-year in February, and, at the same time, the number of homes sold fell 5.5% and the number of homes for sale rose 11.8%, create a complex market condition that has challenges for both buyers and sellers. How did Cambridge fare in this market environment in February, 2025? Let’s see.

Cambridge Market Update:

Rocket Homes characterizes Cambridge as a Buyers Housing Market, which means prices tend to be lower and homes stay on the market longer. It reports that a total of 14 single family homes were sold or pending in Cambridge in February, 2025, down 18% from January. Of the 14 sold, 5 were sold under asking, 5 were sold at asking, and 4 were sold over asking. The median home sold price in Cambridge was \$272,567 in February, up 4.8% year over year. The median days on the market for the sold homes was 45 days, a decline of 24% year over year.

Sales

Currently, Rocket Homes shows that there were 123 homes for sale (84 single family homes and 39 condos, townhomes, and multifamily units) in the Cambridge area. There are also 36 farms and plots of land. The properties asking prices range from \$10,000 for a small plot of land (.06 acres) on Phillips Street to \$2,995,000 for a 4,736 square foot mansion on 1301 Broadview Drive.

Redfin details that in February, 2025, 20 houses, condos, and townhouses were sold in Cambridge. The properties sold ranged in value from \$30,000 on High Street to \$3,150,000 on Decoursey Bridge Road.

206-A Bayview Ave	\$325K	513 High St	\$ 30K	201 Hibiscus Ln	\$390K
401 Oakley St Unit A	\$185K	800 Glasgow St	\$225K	120 Choptank Ave	\$165K
307 Maryland Ave	\$168K	400 Caribbean Ave	\$330K	814 Pinehurst Dr	\$340K
102 Black Duck Ct	\$175K	5635 Bar Neck Rd	\$927K	5554 Bonnie Brook	\$333K
5546 Bonnie Brook	\$315K	810 Blue Wing Ct	\$229K	817 Washington St	\$ 69K
209 Brant Way	\$199K	913 Pine St	\$ 50K	3 Belvedere Ave	\$515K
3865 Decoursey Brdg	\$3.15M	806 Blue Wing Ct	\$234K		

City of Cambridge Offers a Homeowners Help Program

According to the ChooseCambridge.com website, Cambridge now has a program available for Cambridge homeowners:

“The Homeowner Helper Program is designed to provide seniors (age 50 and above) with financial assistance to offset the cost for critical structural, mechanical, and façade repairs needed in their homes. Structural issues include risks to life, health, and property such as storm-damaged roofs, leaking pipes, and unsafe concrete steps. Mechanical concerns involve environmental conditions impacting appliances and



accessibility, while Façade problems encompass visible damage like cracked siding and broken windows. Repairs range from \$1,000 to \$15,000 with a 0% interest loan repayable at transfer of sale.”

“All applications with supporting documents should be submitted at once to the Housing Program Specialist, at 1025 Washington Street, Cambridge, MD, 21613, or emailed to Gwoolford@chooscambridge.com. All applicants will be reviewed and scored based on the critical repair needs described above. For homeowners facing urgent repairs, age requirements may be waived depending on the urgency and severity of the needed fixes. For more information, please call the City of Cambridge Department of Housing at (410) 228-1955.”

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

SHORERIVERS

Matt Pluta, Choptank Riverkeeper

ShoreRivers and your Choptank Riverkeeper Matt Pluta invite the Cambridge community to our highly anticipated State of the Choptank River event on April 24. This community presentation is held each Spring to inform the public about the current state of the Choptank River. **Light refreshments, including local oysters, will be served.** Doors open at 5:30 pm for a reception of wine, beer, and light appetizers. The formal presentations will begin at 6pm. **The event is free — [RSVP today](#) .**

Local boaters and kayakers – volunteers are needed for the annual Maryland Freedom Swim to be held the morning of May 31 at Sailwinds Park. Maryland Freedom Swim is a locally developed swim event that includes a 2-mile swim across the Choptank River. Volunteer boaters and kayakers will participate on the swim safety team, helping to guide the swimmers across the river from the Talbot side to the Dorchester side. 200 plus swimmers take on this event every year, and with its unique swim course, and the overwhelming safety and support by the volunteers, this event has the reputation as one of the best swim events around the Chesapeake. The event was founded by local swimmers, including your Choptank Riverkeeper Matt Pluta. Proceeds benefit ShoreRivers bacteria monitoring program. Volunteers can [sign-up today!](#) Once at the [registration page](#), click “Volunteer” on the left side and select the appropriate volunteer position, i.e., boats = “motorized vehicles” and kayakers/SUPs = “non-motorized vehicles”.

CHOPTANK WRITERS

Are you interested in sharing your writing with a positive, supportive audience and receiving constructive feedback that may help you improve writing skills, foster motivation, and gain fresh perspectives? If so, we invite you to join Choptank Writers. All genres are welcome. Founded in 2009, Choptank Writers meet each Wednesday from 2:30-4:30 pm at the Dorchester Center for the Arts in Cambridge, MD. Contact: Judy Holland at jleeholl@gmail.com.



MAIN STREET GALLERY

JOY ALWAYS EXISTS, a show by guest artist, Whitney Elliott, of amazing macrame art continues through April. Additionally, you can join us for a 2 hour workshop with Whitney who will teach you macrame – the ancient art of knot tying. All are welcome but Whitney can only take 8 students, so register soon!

Let's tie some knots!
a two-hour workshop in macrame
Saturday, April 12 1-3pm
Main Street Gallery
fee \$10*



Whitney Elliott will share her love of macrame as you make a key ring.



***fee can be paid at the workshop but please register here:
info@mainstgallery.net - limit 8 students**

CAMBRIDGE MAIN STREET

Spring Fling is the premier annual fundraising event for Cambridge Main Street. This year's event will be held Saturday, April 26 beginning 5:30pm at The Packing House. The event features "Tastes of Main Street", a curated menu, showcasing cuisine from a number of Cambridge eateries, with live music by Party Fowl Band. There's also Silent and Live Auctions, with guest emcee, Shane Walker.

Tickets (\$95 per person) available on line at downtowncambridge.org or email Christina at christina.downtowncambridge.org. Come join in the fun!



CAN MISSION, MEMBERSHIP, BOARD of DIRECTORS, and COMMITTEES

MISSION. The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance. CAN protects and enhances properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN's Bylaws can be found on the CAN website at <https://cambridgecan.org/welcome/about/bylaws/>.

MEMBERSHIP. CAN welcomes members from **all Cambridge area neighborhoods** (broadly defined) who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE** – information is available on the CAN website at <https://cambridgecan.org/join-can/>

CAN BOARD OF DIRECTORS. CAN is governed by a Board of Directors elected by CAN members at its annual January Business Meeting. Board Members: President – Chuck McFadden; Vice President – Roman Jesien; Treasurer – Dave Thatcher; Secretary – VACANT; Members at Large – Andre Duerinckx, Mary Ellen Jesien, Brad Rice, Sharon Smith, Donna Tower, and Judd Vickers.

CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES. The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and membership. *Please contact* Chuck McFadden at Raqtime31@gmail.com to volunteer.

NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'. "Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact* Chuck McFadden at Raqtime31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED. CAN'S Communications Committee needs writers, including volunteers to take unofficial notes at public meetings. *Contact* Chuck McFadden at Raqtime31@gmail.com to volunteer.

POWER WASHER AVAILABLE

CAN has an electric power washer available to members. Contact Chuck McFadden at Raqtime31@gmail.com.