



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

11/20/2025

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0071

***Title: Zoning – Conditional Use – Parking Lot
(Principal Use) – Variances 702 Mura Street***



Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0071

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

Purpose: FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Law Department	
Planning Commission	
Department of Housing & Community Development	
Board of Municipal & Zoning Appeals	
Department of Transportation	

BACKGROUND

Current Law

Article 32– Zoning, Sections 5-201(a), 5-501, 5-508, 14-331, 9-301 (Table 9-301), and 9-401 (Table 9-401) Baltimore City Revised Code (Edition 2000) The City Council must consider the following when evaluating changes to the text of the City’s Zoning Code:

1. The amendment’s consistency with the City’s Comprehensive Master Plan;
2. Whether the amendment would promote the public health, safety, and welfare;
3. The amendment’s consistency with the intent and general regulations of this Code;
4. Whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy;
5. The extent to which the amendment would create nonconformities.

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship

or particular difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” The City Council must also make seven other findings:

1. The conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification.
2. The unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property.
3. The purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property.
4. The variance will not: a. be injurious to the use and enjoyment of other property in the immediate vicinity; or b. substantially diminish and impair property values in the neighborhood.
5. The variance is in harmony with the purpose and intent of this Code.
6. The variance is not precluded by and will not adversely affect: a. any Urban Renewal Plan; b. the City’s Comprehensive Master Plan; or c. any Historical and Architectural Preservation District.
7. The variance will not otherwise: a. be detrimental to or endanger public health, safety, or welfare; or b. be in any way contrary to the public’s interest.

Bill Summary

Bill 25-0011 grants permission for property known as 15 East West Street. to be converted from a single-family dwelling unit to a multifamily (2-unit) dwelling unit.

The property is an end-of-group 3-story row home located in the Federal Hill neighborhood. The property is located in the South Baltimore Gateway Master Plan Area.

Variances

The Planning staff reports that this bill requires a variance to accommodate the proposed conditional use at 15 East West Street

- In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Zoning Code Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot only encloses 1,395 square feet and so does not meet this requirement. A variance of 105 square feet, or 7%, is required.

The Zoning Administrator also noted that variances would be needed for lot size and off-street parking, but due to the passage of council bills 25-0064 & 25-0065, these will not be necessary.

The requested variances will not negatively impact the goals of the Urban Renewal Plan or the Comprehensive Master Plan. The variances will not be detrimental to public health, safety, or welfare, nor contrary to the public interest.

ADDITIONAL INFORMATION

Fiscal Note:

This bill should not have a fiscal impact

Information Source(s):

- 25-0071 1st reader & Agency reports
 - Baltimore City Code Article 32 – Zoning Code
-

Analysis by: Tony Leva
Analysis Date: 11/17/2025

Direct Inquiries to: Anthony.Leva@BaltimoreCity.Gov

CITY OF BALTIMORE
COUNCIL BILL 25-0071
(First Reader)

Introduced by: Councilmember Blanchard

At the request of: Basheer Abdalla

Address: 10904 Kathleen Court, Columbia, MD 21044

Telephone: 443-992-3989

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Transportation, Board of Municipal and Zoning Appeals

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 15 East West Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East
6 West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a
7 variance regarding certain bulk regulations (lot size area); and providing for a special
8 effective date.

9 BY authority of

10 Article 32 - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2) and 9-703(d)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a certain single-family dwelling unit to 2 dwelling
16 units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot
17 046), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
19 with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
23 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in
24 the R-8 Zoning District is 1,500 square feet and the lot area size is 1,395 square feet, thus
25 requiring a variance of 7%.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0071

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0056

**Title: Zoning – Conditional Use Conversion
of Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District –
Variances – 15 East West Street**

Agency Reports

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0071 / ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 15 EAST WEST STREET		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: July 29, 2025

At its regular meeting of July 17, 2025, the Planning Commission considered City Council Bill #25-0071, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0071 and adopted the following resolutions, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-308 and §5-406 of Article 32 – *Zoning*, that:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not:
 - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect:
 - (i) any Urban Renewal Plan;
 - (ii) the City's Comprehensive Master Plan; or
 - (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise:
 - (i) be detrimental to or endanger the public health, safety, or welfare; or
 - (ii) be in any way contrary to the public interest.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and adopts the findings, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0071 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services
Mr. Basheer Abdalla, Applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

July 17, 2025

REQUEST: City Council Bill #25-0071/ Zoning – Conditional Use Conversion of Single-Family Dwelling to Two Dwelling Units in the R-8 Zoning District – 15 East West Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to two dwelling units in the R-8 Zoning District on the property known as 15 East West Street as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot area); and providing for a special effective date.

RECOMMENDATION: Adopt findings and approve.

STAFF: Justin Walker

PETITIONER: Basheer Abdalla

OWNER: Basheer Abdalla

SITE/GENERAL AREA

Site Conditions: 15 East West Street is an end-of-row, single-family attached dwelling located within the South Baltimore Gateway Master Plan area. The surrounding row of single-family dwellings appears occupied and well maintained. Although the subject property is currently vacant, it retains essential structural elements, including intact doors, windows, and roofing. The subject property measures approximately 15 feet by 93 feet and is improved with a three-story structure measuring 15 feet by 50 feet. The property is zoned R-8.

General Area:

The subject property is located in the Federal Hill neighborhood, within the South Planning District. The property is zoned R-8, which spans several blocks to the south and encompasses a predominantly rowhouse residential area. To the north lies the East Cross Street corridor, zoned C-1, and characterized by neighborhood-level commercial uses. The block consists primarily of single-family structures, adjacent to a large multi-family building located at the opposite end of the block. Immediately across the street is the West Street Parking Garage, operated by the Parking Authority of Baltimore City.

HISTORY

The applicant previously applied to the Board of Municipal and Zoning Appeals (BMZA) for a residential conversion under permit number BMZ2024-00262. However, the BMZA does not have the authority to grant residential conversions in the R-8 zoning district, as such conversions must be approved by ordinance of the City Council.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the residential: higher density group in the General Land Use Plan. This proposed development conforms to that designation.

The property is located within the South Baltimore Gateway Master Plan area. While the plan does not specifically address this property or block, it does identify, through public input, that “residents are seeking a diverse set of housing types at a range of prices that would be affordable to current renters and homeowners alike.” Returning this property to productive use by bringing two rental units online would contribute to this objective.

ANALYSIS

Background: The proposal involves the conversion of an existing single-family dwelling unit into two, two-bedroom units. The project would return the currently vacant property to productive use.

Conditional Use Approval Standards:

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City’s Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {“Approval standards”}: Staff finds no evidence that the proposed conversion would negatively affect public health, safety, or welfare. Rehabilitating this vacant structure will return it to productive use. The site is not located within an Urban Renewal Plan area, and no other regulations preclude the proposed conversion. The request is consistent with the General Land Use Plan as well as the goals of the applicable area master plan.

Insufficient Lot Area: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Zoning Code Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot only encloses 1,395 square feet and so does not meet this requirement. A variance of 105 square feet, or 7%, is required.

Variance Approval Standards:

§ 5-308. Approval standards.

- (a) Required finding of practical difficulty.
To grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, shall find that:
 - (1) because of the conditions peculiar to the property, including particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, a practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out; or
 - (2) because of exceptional circumstances related to the specific structure or land involved, a practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.
- (b) Other required findings.
The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must also find that:
 - (1) the practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
 - (2) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
 - (3) the variance will not:
 - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - (ii) substantially diminish and impair property values in the neighborhood;
 - (4) the variance is in harmony with the purpose and intent of this Code;
 - (5) the variance is not precluded by and will not adversely affect:
 - (i) any Urban Renewal Plan;
 - (ii) the City's Comprehensive Master Plan; or
 - (iii) any Historical and Architectural Preservation District; and
 - (6) the variance will not otherwise:
 - (i) be detrimental to or endanger the public health, safety, or welfare; or
 - (ii) be in any way contrary to the public interest

Staff finds that the property meets the standards outlined in § 5-308. The site is an end-of-row unit with a third door that faces the side of the property, an as-built condition not commonly found on other structures in row or within the neighborhood. This peculiar condition makes the property more suitable for two dwelling units than other properties within the neighborhood with a similar lot area.

The condition is original to the structure and not the result of any action by the current owner. The requested relief is not exclusively to increase the property's value or income potential. The variance will not negatively impact nearby properties, the character of the neighborhood, or the public welfare, and is consistent with the intent of the Zoning Code. For these reasons, staff supports the granting of the variance.

Equity: The proposed conversion of 15 East West Street supports equity goals by reactivating a vacant property. Located in Federal Hill, the project adds two rental units to a high demand area, increasing the choices available to renters. While market rate, the additional units expand housing choice and align with the South Baltimore Gateway Master Plan, which calls for more diverse and affordable housing types. Reusing the existing structure also preserves neighborhood character while allowing for these new housing options.

Notification: Notification was given via the required posting on the property.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Chris Ryer
Director

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

August 25, 2025

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0071 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0071 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), and granting a variance from lot size area requirements. The ordinance would take effect on the date of its enactment.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

To grant a variance, the City Council must find that, “because of the conditions peculiar to the property, including particular physical surroundings, shape, or topographical conditions of the specific structure or land involved” or “because of exceptional circumstances related to the specific structure or land involved,” a practical difficulty, as distinguished from a mere inconvenience, would result from a strict application of the law’s requirements. Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make six other findings:

1. the practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
2. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
3. the variance will not:
 - i. be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - ii. substantially diminish and impair property values in the neighborhood;
4. the variance is in harmony with the purpose and intent of this Code;
5. the variance is not precluded by and will not adversely affect:
 - i. any Urban Renewal Plan;
 - ii. the City’s Comprehensive Master Plan; or
 - iii. any Historical and Architectural Preservation District; and
6. the variance will not otherwise:
 - i. be detrimental to or endanger the public health, safety, or welfare; or
 - ii. be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all of these criteria must be found, in addition to a finding of practical difficulty. Baltimore City Code, Art. 32, § 5-308(a).

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill. The bill contains a variance for lot area. The subject property is located in the South Baltimore Gateway Master Plan area. It is also located in the South Planning District of the Federal Hill neighborhood. The property is not located within an Urban Renewal Plan area. The subject property is vacant, but intact. The surrounding rowhouses appear to be occupied and in good condition. The property is within an area zoned R-8 with an area zoned C-1 to the north.

Under the City’s Comprehensive Master Plan, which took effect on the date it was signed by the Mayor on November 27, 2024, the subject property is designated on the Comprehensive Land Use Map in the “residential: higher density” group. The Planning Report notes that this development conforms to that designation. The South Baltimore Gateway Master Plan indicates that residents seek to include in the neighborhood diverse types of housing at a range of prices affordable to renters and homeowners. The Planning Report states that “[r]eturning this property to productive use by bringing two rental units online would contribute to this objective.”

The Planning Report also notes that for structures in the R-8 zoning district “multi-family dwellings require 750 square feet of lot area per dwelling unit (Zoning Code Table 9-401).” For

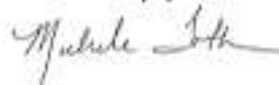
the proposed two-dwelling conversion 1,500 square feet of lot area is required. The lot size of the property is 1,395 square feet. The Planning Report notes that a variance of 105 square feet or 7% is required and has been requested in Council Bill 25-0071. The Planning Report finds that the property has a third door on the side of the property making it more suitable for two dwelling units than other properties in the neighborhood with similar lot area. An equity analysis is included in the Planning Report.

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and for variances have been met. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Michele M. Toth", is written over a light blue horizontal line.

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Ethan Hasiuk
Ty’lor Schnella
Shamoyia Gardiner
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Desiree Luckey
Ahleah Knapp



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	November 14, 2025
SUBJECT	25-0071 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0071 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 25-0071 would allow the property known as 15 East West Street to be converted from a single-family home to 2 dwelling units while granting a variance for lot size area. If approved, this Bill will take effect on the day of its enactment.

SUMMARY OF POSITION

At its regular meeting of July 17, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that this conditional use conversion was in alignment with the 2024 Comprehensive Master Plan for Baltimore as the subject property is designated as higher density residential. The commission also noted that this conversion would align with the South Baltimore Gateway Master Plan, which calls for more diverse and affordable housing types.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This conditional use

conversion may benefit the Federal Hill neighborhood by returning a currently vacant home to productive use and increasing housing options for the surrounding community.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	November 19, 2025
SUBJECT	25-0071 • Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25- 0071 would allow for the single-family home known as 15 East West Street to accommodate two dwelling units. This is a very minor change and is unlikely to impact local traffic conditions. Additionally, the property is near high-frequency public transit, mitigating potential traffic impacts.

SUMMARY OF POSITION

This conversion will have a little to no impact on traffic operations. Therefore, DOT provides no recommendation on Council Bill 25-0071.



Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 15 East West Street

Date: April 25, 2025

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Use premises for two dwelling units – R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Minimum lot area requirements – For two dwelling units, a minimum lot area of 1,500 square feet is required. The lot area for this property is approximately 1,395 square feet (Subsections 9-703(d), 9-401).

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Basheer Abdalla, Applicant
Councilmember Zachary Blanchard
Department of Planning

Baltimore City Council



Land Use & Transportation

Committee

Bill:25-0071

**Title: Zoning – Conditional Use Conversion
of Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District –
Variances – 15 East West Street**

Additional Materials

Land Use Check List

Bill 25-0071

☒ Memo from Planning Commission & Report from Planning Department Received By
OCS __08/13/25_____Date

Ok to announce a hearing date if the bill is on the Planning Commission agenda

☒ Hearing announcement in Council Meeting _10/20/25_____ Date

☒ OCS staff meeting on Land Use Docket __11/12/25_____ Date

☒ OCS sends public notice information to applicants _10/21/25_____ Date

OCS handles newspaper notices for city-wide legislation sponsored by
Councilmembers

☒ OCS receives confirmation of compliance with the public notice from the applicant:

- Sign Posting _10/30/25_____ Date
- News Paper Ad _____ Date
- 1st Class Mailing _____ Date

☐ Hearing Held _____ Date

☐ Findings of Facts Submitted to Counsel & DLR _____ Date

☐ 2nd Reader Vote _____ Date

OCS Analyst _____

OCS Analyst _____

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0071**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0071 on Thursday, November 20, 2025, at 9:00 AM in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Applicant: Basheer Abdalla

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair

NO STOPPING
2 HOUR PARKING LIMIT
IN AREA #30
MONDAY THRU SATURDAY
7AM-6PM
SUNDAY
7AM-2PM
EXCEPT WITH AREA #30 PERMIT

NO PARKING IN AREA #30
MONDAY THRU SUNDAY MORNING
6PM-7AM
SUNDAY THRU MONDAY MORNING
2PM-7AM
EXCEPT WITH AREA #30 PERMIT
NO PARKING DURING SUMMER MONTHS

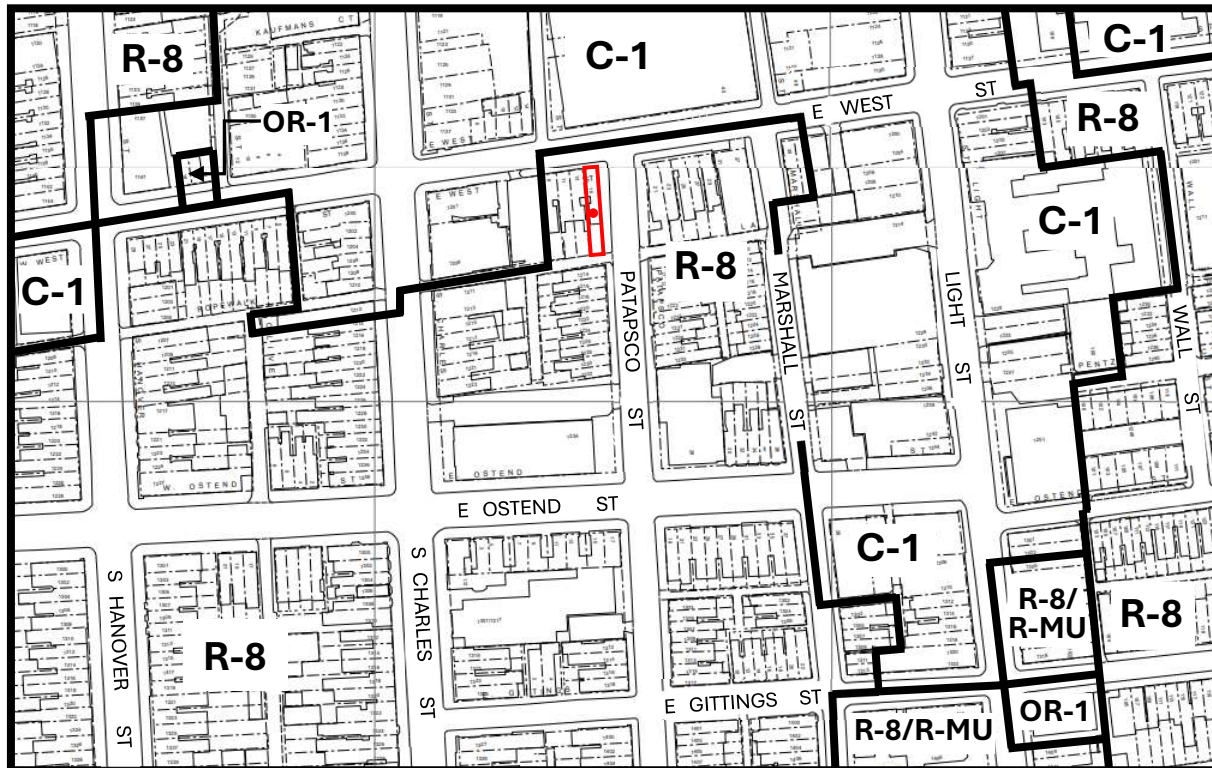
BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0071
The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0071 on Thursday, November 20, 2025, at 9:00 AM in the Chamber of the Baltimore City Council, 100 North E. Pratt Street, Baltimore, Maryland 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimorecitycouncil.org/public-comment>.

R-8 Zoning Ordinance Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District
On the basis of the findings and conclusions of the Baltimore City Council, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District can be considered a "use" under the R-8 Zoning Ordinance. The City Council is authorized to amend the R-8 Zoning Ordinance to allow the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the accompanying plan, pending a variance or special use permit from the Department of Planning and Economic Development, and providing for a special effective date.

Applicant: Barber Abdulai
For more information, contact the Committee Staff at (410) 396-1094.
NOTE: This bill is subject to amendment by the Baltimore City Council.
RYAN DORSEY
Chair



SHEET NO. 66 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 15 EAST WEST STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 23 SECTION 5

BLOCK 965 LOT 46

MAYOR

PRESIDENT CITY COUNCIL