

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0137

Introduced by: Councilmember Schleifer
At the request of: Bull Development, LLC

Address: 2818 Hillsdale Rd.

Baltimore, MD 21207

Telephone: (443) 825-0362

Introduced and read first time: December 4, 2025

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: May 11, 2026

AN ORDINANCE CONCERNING

**Rezoning – 4308 Hayward Avenue, 4310 Hayward Avenue,
4312 Hayward Avenue, and Lot 31**

FOR the purpose of changing the zoning for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and providing for a special effective date.

BY amending

Article - Zoning

Zoning District Maps

Sheet 11

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 1 of the Zoning District Maps is amended by changing from the R-5 Zoning District to the TOD-1 Zoning District the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the plat accompanying this Ordinance.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

RULE 12-2 * THIRD READER PREPARED AND REVIEWED DEPARTMENT OF LEGISLATIVE REFERENCE

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1 **SECTION 2. 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 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Council Bill 25-0137

Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City