

CITY OF BALTIMORE
ORDINANCE 25-080
Council Bill 25-0091

Introduced by: Councilmember Bullock

At the request of: Catia Bleck

Address: Properland LLC

5000 Thayer Center, Suite C

Oakland, MD 21550

Telephone: 951-750-4016

Introduced and read first time: August 18, 2025

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: November 24, 2025

AN ORDINANCE CONCERNING

Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), 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.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(b)

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(b), as the minimum lot size requirement for 4 dwelling units in the R-8 Zoning District is 2,625 square feet and the lot area size is 1,755 square feet, thus requiring a variance of 33%.

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.

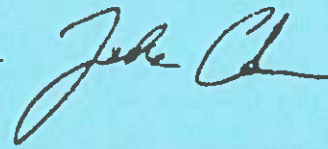
Council Bill 25-0091

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.

Council Bill 25-0091

Certified as duly passed this 4th day of December, 2025



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 5th day of December, 2025



Chief Clerk

Approved this 11 day of December, 2025

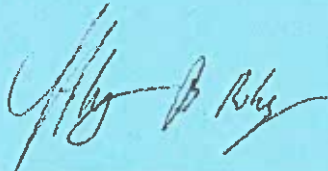


Mayor, Baltimore City

A TRUE COPY
Director of Finance

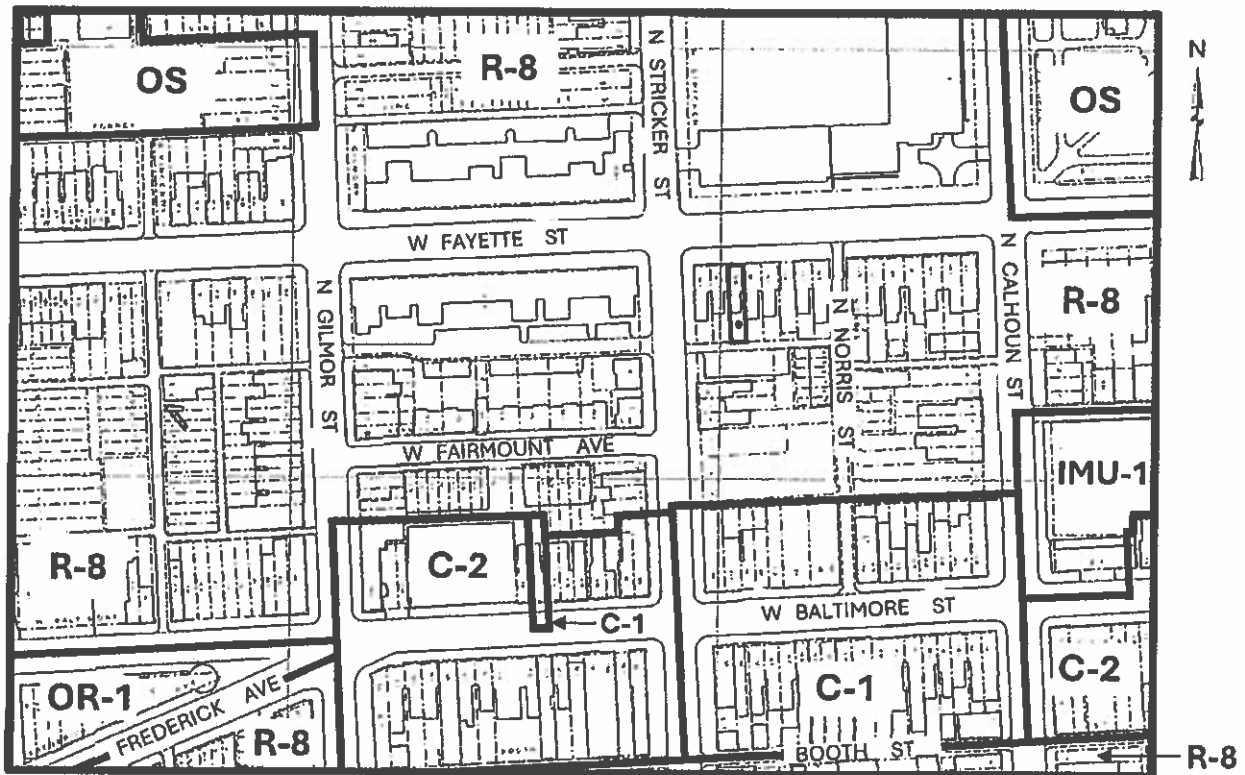
Approved for Form and Legal Sufficiency:

this 5th day of December, 2025

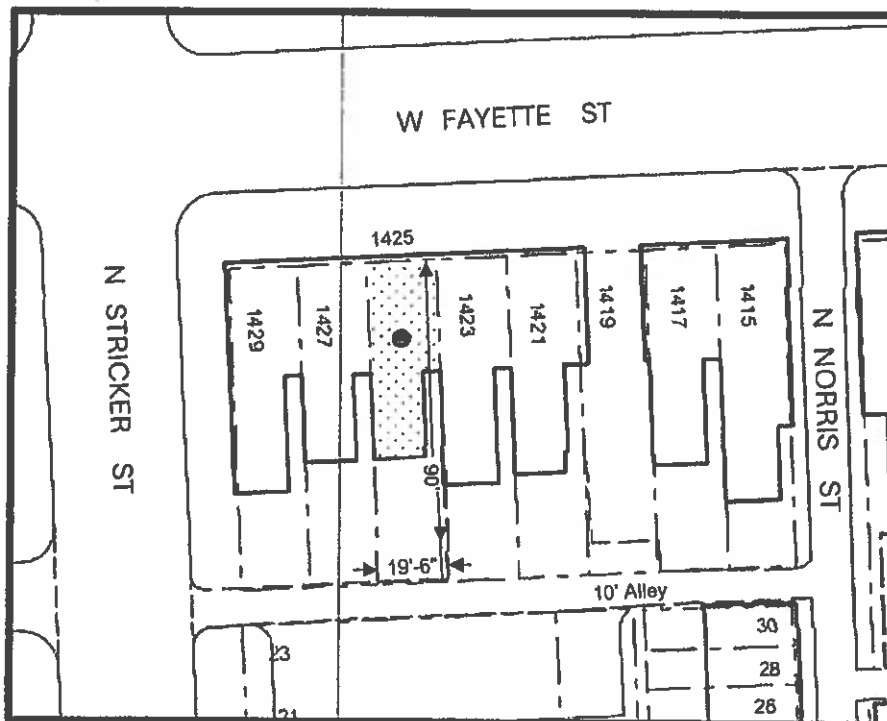


Chief Solicitor

**SHEET NO. 54 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. 1425 WEST FAYETTE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Four Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 14

BLOCK 197 LOT 13


MAYOR


PRESIDENT CITY COUNCIL