



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: 25-0091

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



Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0091

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

Purpose: 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.

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 25-0091 grants permission for property known as 1425 West Fayette St. to be converted from a single-family dwelling unit to a multifamily (4-unit) dwelling unit.

The property is a 3-story rowhome located in the Franklin Square neighborhood. The committee has received a letter of support from the Franklin Square Community Association for this conditional use.

Variances

The Planning staff report that this bill requires a variance to accommodate the proposed conditional use at 1425 West Fayette Street

- The required minimum lot area for four units in the R-8 zone is 2,625 square feet. The property provides only 1,755 square feet, necessitating a 33% variance. Staff find that this is due to the historic dimensions of the property and not the fault of the applicant

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 site is not located within any Historical and/or Architectural Preservation District, and 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):

- 25-0091 1st reader & Agency reports
- 25-0091 – Franklin Square Community Association Letter of Support
- 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 25-0091
(First Reader)**

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

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

A BILL ENTITLED

1 AN ORDINANCE concerning

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

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as
6 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the accompanying plat;
7 granting a variance regarding certain bulk regulations (lot size area); and providing for a
8 special effective date.

9 BY authority of

10 Article 32 - Zoning

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

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 single-family dwelling unit to 4 dwelling units in
16 the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197,
17 Lot 013), as outlined in red on the plat accompanying this Ordinance, in accordance with
18 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property
19 complies 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(b), as the minimum lot size requirement for 4 dwelling units in
24 the R-8 Zoning District is 2,625 square feet and the lot area size is 1,755 square feet, thus
25 requiring a variance of 33%.

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

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.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0091

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

Agency Reports

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

November 13, 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 25-0091 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0091 for form and legal sufficiency. The bill would permit, 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) 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

During its September 18, 2025, hearing, the Planning Commission postponed consideration of Council Bill 25-0091 pending receipt of additional information from the applicant. The Planning Commission continued the hearing of Council Bill 25-0091 on October 30, 2025. The Planning Commission, following the recommendation of the Staff Report, voted to approve the conditional use conversion. However, the Planning Commission took no position on the lot size variance request and noted that “upon the approval of CCB#25-0064, the variance will no longer be required.” Council Bill 25-0064 which amended lot size requirements was approved by the Mayor on November 3, but by its terms will take effect on December 3. If Council Bill 25-0091 is approved after December 3 and the lot size variance is no longer required, the presence of the lot size variance request will not prevent the bill from taking effect if it is approved by the City Council.

The subject property is located in the Franklin Square neighborhood within the boundaries of the Franklin Square National Register Historic District, but not within a local CHAP district. The property is not located within an Urban Renewal Plan area. The subject property is vacant, and in shell condition. The surrounding rowhouses are a mix of occupied and vacant properties. The property is one block south of a commercial corridor on West Baltimore Street.

The City's 2024 Comprehensive Master Plan designates the subject property as "residential: higher density." The Planning Report notes that this conversion conforms to that designation. The Staff Report states that "[r]ehabilitating this vacant structure will return it to productive use."

The Staff Report notes that for four unit structures in the R-8 zoning district multi-family dwellings currently require 2,625 square feet of lot area. The lot size of the property is 1,755 square feet. The Planning Report notes that a variance of 870 square feet or 33% is required and has been requested in Council Bill 25-0091. The Planning Report finds that the proposed variance meets the standard for practical difficulty as defined by the Code, and the reduced lot size is typical for the block and will not hinder access to light, air, or utilities. The Code removes off-street parking requirements for dwellings up to 3 units. See Baltimore City Code Art. 32, § 16-601(b)(1). Therefore, one off-street parking space would be required for the fourth unit. Baltimore City Zoning Table 16-406. The Planning Report notes, however, that parking will be provided for three to four vehicles.

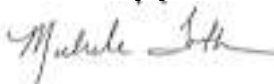
The Franklin Square Community Association supports this zoning application. An equity analysis is included in the Planning Report.

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 standards for a conditional use and, if necessary, for a variance 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.

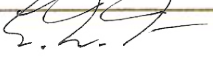

Sincerely yours,



Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Ethan Hasiuk
Nina Themelis
Ty'lor Schnella
Shamoyia Gardiner
Aaron Degraffenreidt
Hilary Ruley
Jeff Hochstetler
Ashlea Brown

Desiree Luckey
Ahleah Knapp

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0091/ Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street		

TO

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

DATE: October 31, 2025

At its regular meeting of October 30, 2025, the Planning Commission considered City Council Bill #25-0091, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #25-0091, and adopted the following resolution:

RESOLVED, That the Planning Commission finds, in accordance with §5-406 *Approval Standards* of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission takes no position on the included variance, and notes that upon the approval of CCB #25-0064, the variance will no longer be required.

THEREFORE, the Planning Commission concurs with the recommendation of its Departmental staff with regard to the Conditional Use application, and recommends that City Council Bill #25-0091 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

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



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Tim Keane
Director

October 30, 2025

REQUEST: City Council Bill #25-0091 / Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – 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.

RECOMMENDATION: Approval

STAFF: Austin C. Davis

PETITIONER: Catia Bleck / Properland LLC

OWNER: Catia and Henry Bleck

SITE/GENERAL AREA

Site Conditions: The property at 1425 West Fayette Street is a 3-story rowhome located midblock between North Carey and North Payson Streets in the Franklin Square neighborhood. The structure is currently vacant and in shell condition, with a recorded lot area of 1,755 square feet. The interior square footage is 2,387 square feet with a 629 square foot basement. It is zoned R-8 and located within the boundaries of the Franklin Square National Register Historic District but not within a local CHAP district.

General Area: This portion of West Fayette Street consists of a mix of occupied and vacant rowhomes. The surrounding blocks show evidence of historic disinvestment but also include signs of reinvestment and rehabilitation. The site is located one block south of West Baltimore Street, a commercial corridor. It lies within Council District 9, and is supported by the Franklin Square Community Association.

HISTORY

There are no prior Planning Commission or legislative actions associated with this property. The site is not subject to an Urban Renewal Plan.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan designates the area as Residential – Higher Density, which supports multi-family conversions as a means of increasing housing diversity and occupancy.

This proposal aligns with the goals of the Franklin Square neighborhood and the City’s strategic housing policies. The neighborhood organization has submitted a formal letter of support, citing the importance of retaining and rehabilitating historic structures and the community benefit of additional housing units.

ANALYSIS

Background: The petitioner seeks a conditional use approval and bulk variance to convert a vacant single-family home into a four-unit multifamily dwelling. According to the Zoning Code, such conversions are allowed conditionally in the R-8 district under §9-701(2) and require City Council approval.

Conditional Use Approval Standards:

The structure was originally built as a single-family home and meets the minimum gross floor area required by §9-703 for conversion. Each proposed unit will include two bedrooms and two bathrooms. The applicant has stated that parking will be provided for three to four vehicles.

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.

§ 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.

Variance:

The required minimum lot area for four units in the R-8 zone is 2,625 square feet. The property provides only 1,755 square feet, necessitating a 33% variance under §9-401 and §5-308 of the Zoning Code. This deficiency is due to the historic lot dimensions and does not result from any action by the applicant.

Staff finds that the proposed variance meets the standards for practical difficulty as defined in the Code, and that the conversion will not negatively impact surrounding properties. The reduced lot size is typical for this block and does not hinder access, light, air, or utilities.

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

Community Support:

The Franklin Square Community Association submitted a letter of support for this application. The letter emphasized the importance of preserving historic homes, supporting responsible development, and expanding housing options.

Equity:

This proposal advances equity by rehabilitating a long-vacant structure into four new housing units in an under-invested community. It addresses goals for increasing housing choice and preserving historic urban fabric. No displacement of current residents will occur, and the property is not owner-occupied. The project is community-supported and provides moderate-density housing without altering the block's character.

Notification: The site has been posted per zoning requirements. The applicant has engaged with the community association, and Councilman John Bullock has introduced the enabling legislation (Bill 25-0091).



Tim Keane
Director



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

Ref: 1425 West Fayette Street

Date: June 5, 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 four 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.

- Off-street parking requirements – For four dwelling units, at least three off-street parking spaces are required. There appears to be access from the ten foot alley in the rear of the property, and possibly room for at least one or two spaces. If the three spaces cannot be provided in the rear of the property, a variance will be needed (Subsections 9-703(f), 16-406).
- Required Lot Area – For four dwelling units, a minimum lot area of 2,625 square feet is required. The lot area for this parcel is approximately 1,755 square feet, therefore a variance will be needed (Subsections 9-703(b), 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
Catia Bleck, Applicant
Councilmember John Bullock
Department of Planning



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	September 22, 2025
SUBJECT	25-0091 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0091 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.

If enacted, City Council Bill 25-0091 would allow the property located at 541 Lafayette Avenue to be converted from a single-family home to 2 dwelling units while granting a variance for lot size. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

In their report, Planning Commission staff recommended that this Bill be approved by the City Council. Their report noted that this conditional use conversion would be in accordance with the 2024 Comprehensive Master Plan, proposed neighborhood goals, and the City's broader strategic housing policies. The Franklin Square Community Association provided a letter of support that emphasized the importance of preserving historic structures, supporting responsible development, and expanding housing options.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but is located within a Community Development Zone and the West Impact Investment Area. This conditional use conversion may benefit the Franklin Square neighborhood by

returning a vacant building to productive use and increasing affordable housing opportunities for the surrounding communities.

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	25-0091 • Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0091 would allow for the single-family home known as 1425 West Fayette Street to accommodate four dwelling units. This is a minor change which is unlikely to impact local traffic conditions. The property is near high-frequency public transit, partly 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 25-0091.

Baltimore City Council



Land Use & Transportation

Committee

Bill:25-0091

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

Additional Materials



FRANKLIN SQUARE COMMUNITY ASSOCIATION
P.O. BOX 22432
BALTIMORE, MARYLAND 21203
Franklin Square Community@gmail.com
410-462-2133

June 25, 2025

Councilman, John T Bullock
District 9
100 Holiday St Rm 503
Baltimore, MD 21202

Re: 1425 W Fayette St. (Conversion from Single Family to Multi Family Dwelling)

Dear Councilman,

The Franklin Square Community Association and members are pleased to provide this letter of support to Properland LLC, reflecting the zoning relief necessary, to allow the renovation of the above property from a single-family home into a multifamily, Quadruplex/Fourplex. home.

We are fortunate to have developers who care and want to invest in our community. As you know, Southwest Baltimore faces a host of challenges rooted in systemic disinvestment. We believe that this project is undoubtedly needed to help rebuild and enhance the Franklin Square Community.

The community deeply cares about maintaining our existing historic structures and is pleased that the developer is proposing to do so. We feel granting the variances are vital to ensuring we do not lose more structures to demolition.

If additional information is required, please contact Edith Gilliard-Canty at 410-462-2133 or egilliard1@verizon.net

Sincerely

Edith Gilliard-Canty

Edith Gilliard-Canty,
President

Cc:
Properland LLC





To Whom It May Concern:

NOTICE

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0081

That all items & the resolutions of the Baltimore City Council will be voted on at the next City Council meeting on Thursday, November 20th, 2025 at 10:00 AM in the Council's 101 South Enoch Avenue, City Hall, 100 N. Holliday Street, Baltimore, Maryland, 21202. Interested persons may appear in person at the public hearing. No votes will be available at the public hearing. For more information, please call 410-396-2200.

Zoning - Comprehensive Use, Conversion of a Single-Family Dwelling to 4 Dwelling Units, R-4 Zoning District - Variance - 3428 West Fayette Street

A-1R Single-Family Dwelling, subject to certain conditions. The conversion of a single-family dwelling unit to 4 dwelling units in the R-4 Zoning District is hereby permitted on 3428 West Fayette Street (Block 0157, Lot 0131) as shown in the attached plat. The applicant is requesting a variance regarding certain bulk requirements for this use and is providing for a variance effective date.

Applicant: Pivotal LLC

For more information, contact the City Clerk's Office at 410-396-1201.
NOTE: This bill is subject of amendment by the Baltimore City Council.

Barbara
Clerk



To Whom it May Concern,

NOTICE

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0091

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0091 on Thursday, November 20th, 2025, at 9:00 AM in the Clarence "Bud" Burns Chamber, City Hall, 100 N. Holliday Street, Baltimore, Maryland, 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimorecouncil.com/calendar.aspx>.

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 0131), as outlined in red on the accompanying map; granting a variance regarding certain bulk regulations (lot area break) and providing for a special effective date.

Applicant: Properand LLC

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