



## **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  
Chairperson**

### **PUBLIC HEARING**

**Thursday, April 24, 2025**

**10:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**25-0022**

***Zoning – R-8 Zoning District – Conditional Use –  
Maximum Building Height – Variances – 1121 Bayard  
Street***

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# CITY OF BALTIMORE

BRANDON SCOTT – MAYOR

ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES

NANCY MEAD – DIRECTOR

100 N. HOLIDAY STREET

BALTIMORE MD, 21202

## BILL SYNOPSIS

Committee: Land Use & Transportation Committee

Bill: 25-0022

**R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street**

**Sponsor:** Councilmember Porter

**Introduced:** February 10, 2025

### Purpose:

FOR the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, and 9-401 (Table 9-401)

Baltimore City Revised Code

(Edition 2000)**Effective:** The day it is enacted

### Agency Reports

City Solicitor	Approved for form and legal sufficiency
Dept. of Housing & Community Development	Favorable
Dept of Transportation	No Recommendation
Dept of Planning/ Planning Commission	Favorable
Fire Department	No Objection
Dept of Public Works	Defers to Planning
Dept of Finance	Defers to Planning

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## Analysis

### Current Law

Section 5-201(a) of Article 32 of the City Code (Zoning Code) expressly gives the City Council the authority to introduce an ordinance to authorize a major variance. Section 5-305(2) requires that the Council evaluate the requested variance in a public hearing based on the standards in Section 5-308 which require:

1. An unnecessary hardship or practical difficulty
2. A condition of uniqueness that is present in the property where the variance is sought
3. That the purpose of the variance is not solely to increase the value of the property
4. That the variance will not:
  - a. Be a detriment to others' use and enjoyment of their property in the area
  - b. Diminish or impair property in the area
5. That the variance is aligned with the Zoning Code
6. That the variance is not prohibited by or adversely affects:
  - a. An urban renewal plan
  - b. The city's comprehensive master plan
  - c. A historical & architectural preservation district
7. That the proposed variance will not be
  - a. endanger public welfare, health, or safety.
  - b. Contrary to the public interest

### Bill Summary

This bill, if enacted, would give the property owners of 1121 Bayard Street permission to build a rowhome which is 37 feet tall at maximum and variances from the lot coverage and rear yard requirements found in Table 9-401 of the Zoning Code. The bill calls for a 20% variance, allowing for 100% lot coverage and a 100% variance from the rear yard regulation. In essence, the property owner is requesting to be allowed to build on the entirety of the property, a home which is two feet higher than the current maximum allowed in the zoning district.

According to a file sent by the representative for the applicant, the previous building standing on the property next door (1123 Bayard Street) was destroyed in a gas explosion in 2022, which also damaged the applicant's property at 1121 Bayard. The applicant has since purchased that lot (1123 Bayard) and merged it with 1121 Bayard and wishes to build a new, larger rowhome on the property. There are floor plans for the proposed home included in this hearing packet.

The Planning Department Staff report, which the Planning Commission concurred with, finds that the standards for granting a variance have been met at this property. No agency referred to in this bill has proposed any amendments or voiced concern about the impact of such variances on their agencies.

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### **Additional Information**

**Fiscal Note:**

The Department of Finance notes that they do not believe that this variance will have a material impact on property tax revenue.

**Information Source(s):** 25-0022 1<sup>st</sup> Reader, Agency Reports, Zoning Code, report submitted by applicant

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Analysis by: Tony Leva  
Analysis Date: April 15, 2025

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE**  
**COUNCIL BILL 25-0022**  
**(First Reader)**

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Introduced by: Councilmember Porter  
At the request of: Kenneth Hobbs  
Address: c/o Chase Hoffberger  
225 E Redwood Street, Suite 400G  
Baltimore, MD 21202  
Telephone: 512-536-0763

Introduced and read first time: February 10, 2025

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning Commission, Department of Public Works, Fire Department, Department of Transportation, Department of Housing and Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height –**  
3 **Variances – 1121 Bayard Street**

4 FOR the purpose of granting variances from certain bulk and yard regulations (minimum building  
5 height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard  
6 Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for  
7 a special effective date.

8 BY authority of

9 Article 32 - Zoning  
10 Sections 5-201(a), 5-305(a), 5-308, and 9-401 (Table 9-401)  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14 permission is granted for the establishment, maintenance, and use of a Dwelling: Rowhouse with  
15 a maximum building height of 37 feet on the property known as 1121 Bayard St (Block 0767,  
16 Lot 032), as outlined in red on the plat accompanying this Ordinance, in accordance with  
17 Baltimore City Zoning Code §§ 5-201(a) and 9-401 (Table 9-401: Rowhouse and Multi-Family  
18 Residential Districts – Bulk and Yard Regulations; R-8 Zoning District – Footnote No. 1),  
19 subject to the condition that the increase in building height complies with all applicable federal,  
20 state, and local licensing and certification requirements.

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

## Council Bill 25-0022

1       **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
2 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance  
3 from the maximum lot coverage requirements of §§ 9-401 (Table 9-401: Rowhouse and  
4 Multi-Family Residential Districts - Bulk and Yard Regulations), as the maximum lot coverage  
5 for a rowhouse lot with a depth of less than 80 feet in the R-8 Zoning District is 80% and the  
6 requested lot coverage is 100%, thus requiring a variance of 20%.

7       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
8 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance  
9 from the rear yard requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family  
10 Residential Districts - Bulk and Yard Regulations), as the minimum rear yard for a rowhouse lot  
11 in the R-8 Zoning District is 20 feet and the requested rear yard is 0 feet, thus requiring a  
12 variance of 100%.

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

21       **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
22 enacted.

# **Baltimore City Council**



## **Land Use & Transportation Committee**

**25-0022**

**Zoning – R-8 Zoning District – Conditional  
Use – Maximum Building Height –  
Variances – 1121 Bayard Street**

## **Agency Reports**



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**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

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March 11, 2025

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

Re: City Council Bill 25-0022 – R-8 Zoning District – Conditional Use –  
Maximum Building Height – Variances – 1121 Bayard Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0022 for form and legal sufficiency. The bill would grant variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and provide for a special effective date.

Conditional Use Approval Standards

The applicant proposes the construction of a single-family rowhouse dwelling at 1121 Bayard Street, which requires relief from the bulk and yard regulations of the R-8 zoning district. Maximum height for a rowhouse in the district is 35 feet, with 45 feet allowed by conditional use if the corner lot adjoins two streets that both have at least a 30-foot right-of-way. Baltimore City Code, Art. 32, §§ 5-401(b); 9-401; Tbl. 9-401. Here, the applicant proposes a 37-foot-tall dwelling.

To approve a conditional use, the City Council must find:

- (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.

Baltimore City Code, Art. 32, § 5-406(b). These findings must be guided by 14 required considerations:

- (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.

City Code, Art. 32, §§ 5-406(b); 5-404(a) (review in accordance with standards in Section 5-406). The Law Department notes that the Planning Report contains findings of fact on these matters and that staff finds that the request meets the approval standards for conditional use.

#### Variance Standards

In the R-8 district, the minimum rear yard setback requirement is 20 feet; however, a zero-foot setback is proposed, which requires a full variance. Baltimore City Code, Art. 32, § 9-401; Tbl. 9-401. Additionally, the maximum lot coverage permitted is 80 percent, while 100 percent coverage is proposed, which requires a full variance. Baltimore City Code, Art. 32, § 9-401; Tbl. 9-401.

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 practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out." Baltimore City Code, Art. 32, § 5-308(a). 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: (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.

Baltimore City Code, Art. 32, § 5-308(b).

The Law Department notes that the Planning Report contains findings of fact on these matters and that staff finds that the approval standards for the variances are met.

#### Procedural Requirements

Certain procedural requirements apply to this bill because both conditional uses and variances are considered "legislative authorizations." Baltimore City Code, Art. 32, § 5-501(2). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. The City Council must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence to make findings of fact as outlined above. Baltimore City Code, Art. 32, § 5-602. If the Committee makes findings that support the conditional use and the variances sought, it may adopt those findings and the legal requirements will be met. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).


This bill is the appropriate method to review the facts and make the determination as to whether the legal standards for a conditional use and 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,



Desiree Luckey  
Assistant Solicitor

cc: Ebony Thompson, City Solicitor  
Hilary Ruley, Chief Solicitor, General Counsel Division  
Jeff Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0022 / ZONING – R-8 ZONING DISTRICT – CONDITIONAL USE – MAXIMUM BUILDING HEIGHT – VARIANCES – 1121 BAYARD STREET		

TO

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

DATE: February 28, 2025

At its regular meeting of February 27, 2025, the Planning Commission considered City Council Bill #25-0022, for the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; 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 #25-0022 and adopted the following resolution, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0022 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. Chase Hoffberger, applicant



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**February 27, 2025**

**REQUEST:** City Council Bill #25-0022/ Conditional Use: Maximum Building Height and Variances:

For the purpose of permitting the construction of a single-family attached dwelling unit in the R-8 Zoning District on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Justin Walker

**PETITIONER:** Chase Hoffberger

**OWNER:** Kenneth Hobbs

### **SITE/GENERAL AREA**

Site Conditions: 1121 Bayard Street is located on the northeast corner of the intersection with Sargeant Street. This property measures approximately 24' by 60' and is currently unimproved. This site is zoned R-8 and is located within the Washington Village Urban Renewal Plan (URP) area and the Southwest Partnership Vision Plan area.

General Area: The property is situated across Bayard Street from the northeast corner of Carroll Park, in a predominantly residential area. One block to the east, Washington Boulevard features a mix of commercial, residential, and institutional uses. Charles Carroll Barrister Elementary School is located approximately 250 feet to the east.

### **HISTORY**

The applicant initially applied to the BMZA in August 2024 for variances related to the construction of a single-family dwelling. However, the appeal was later postponed at the applicant's request. The property was originally two separate lots, 1121 and 1123 Bayard Street, each containing an attached single-family dwelling. In November 2022, a gas explosion destroyed both dwellings. The lots were subsequently consolidated into a single parcel in 2024, now known as 1121 Bayard Street.

### **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 area master plan, The Southwest Partnership Vision Plan, lays out a goal to increase the percentage of home ownership under Goal 5 – Building Regional Awareness Around the Strengths and Opportunities of Living and Working in the SWP Area. Staff understands that the applicant will be an owner occupant, adding to the goal of increased homeownership in the area. The construction of a single-family dwelling also provides more housing stock that will assist in achieving this goal.

The property is located within the Washington Village Urban Renewal Plan. Nothing in this plan precludes the development as proposed.

## **ANALYSIS**

Background: The applicant proposes the construction of a single-family rowhouse dwelling at 1121 Bayard Street. The proposed dwelling will occupy the entire lot and measure 24 feet by 60 feet. The construction will require relief from the bulk and yard regulations of the R-8 zoning district. The maximum building height for a rowhouse in the district is 35 feet, with 45 feet allowed by conditional use if the corner lot adjoins two streets that both have at least a 30-foot right-of-way. That is the case for 1121 Bayard Street, and the applicant proposes a 37-foot tall dwelling. The minimum rear yard setback requirement is 20 feet; however, a zero foot setback is proposed, requiring a full variance. Additionally, the maximum lot coverage permitted is 80 percent, while 100 percent coverage is proposed, necessitating a full variance.

### 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 that the request meets the approval standards for the conditional use. A requirement for a conditional use to increase height in the R-8 district for a corner lot is that both adjoining rights-of-way must measure at least 30 feet. This is the case for Bayard Street, which fronts the property to the south. It is also true for Sargeant Street, which runs parallel to the property to the west. The proposed development will align with the character of the neighborhood, as the volume will be consistent with the rest of the block, although the width will be doubled. The proposal includes a side-loading garage, which will necessitate a curb cut, removing one on-street parking space. However, two off-street spaces will be provided, resulting in a net increase in the number of available spaces. The new dwelling will not negatively impact the health, safety, or general welfare of the area and will, in fact, return a vacant lot to productive use.

#### Variance Approval Standards:

##### **§ 5-308. Approval standards.**

- (a) Required finding of unnecessary hardship or practical difficulty.  
In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or 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 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.

Below is the staff's review of Article 32 – *Zoning*, §5-308 {"Approval standards"}:

Staff finds that the approval standards for the variances are met. The property at 1121 Bayard Street has hardship resulting from its shallow depth of 60 feet, which creates a practical difficulty in meeting the required 20-foot rear yard setback. If the required setback were provided, the dwelling would be limited to only 40 feet in length, making it shorter than typical homes on the block. Allowing full use of the lot provides space for a side-loading garage, which is necessary to meet the off-street parking requirement due to the lack of rear alley access for off-street parking. Additionally, the property's prior dwelling unit was destroyed in a gas line explosion, making the lot particularly suited for redevelopment. The hardship is not self-created, as the need for a variance stems from the lot's physical constraints. Notably, the corner lots of the surrounding blocks mostly all follow the pattern of full lot coverage with no rear yard. The requested variances for rear yard setback and lot coverage are necessary to create a functional residential unit on a constrained lot and are not solely for increasing property value. The proposed variances will not negatively affect neighboring properties or property values, as they are consistent with the surrounding rowhouse development. The variances are in harmony with the Zoning Code's intent to allow for appropriately sized residential structures that fit within the neighborhood's character. Based on these factors, staff recommends approval of the requested variances.

Equity:

- Impact:
  - The construction of the proposed single-family rowhouse at 1121 Bayard Street could impact the surrounding community by improving the block and restoring lost housing in the area. Short-term impacts may include construction disruptions, while long-term effects could include increased neighborhood investment and new housing stock. Removing the blight of a vacant lot and returning it to productive use will improve conditions in the immediate area.
- Engagement:
  - The community has been meaningfully engaged in discussing this proposal through outreach by both DOP Community Planning and Revitalization and the developer. Efforts have been made to inform and involve local residents in the planning process, providing them with an opportunity to raise concerns and contribute feedback on the development. Local community groups listed below were engaged and are in support of the development at 1121 Bayard Street.

Notification: Citizens of Pigtown, Pigtown Main Street, and Southwest Partnership have been notified of this action.



**Chris Ryer**  
**Director**





CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Chief James Wallace, Baltimore City Fire Chief, Baltimore City Fire Department
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 13, 2025
<b>SUBJECT</b>	25-0022

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**POSITION: No Objection**

**BILL SYNOPSIS**

This bill grants variances at 1121 Bayard St in Baltimore City.

**SUMMARY OF POSITION**

This bill does negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification system, and the automatic sprinkler system installation.

**FISCAL IMPACT**

This bill will not have a fiscal impact on BCFD.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 12, 2025
<b>SUBJECT</b>	25-0022 Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street

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**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0022 Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street for the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0022 would grant variances from regulations pertaining to maximum building height, rear-yard setback, and maximum lot coverage on the property known as 1121 Bayard Street. If approved, this Bill will take effect on the day of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of February 27, 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 these variances related to the construction of a single-family dwelling on a property originally containing two separate lots. Following a gas explosion in November 2022 that destroyed the two dwellings located within them, the lots were consolidated into a single parcel, now known as 1121 Bayard Street. The report also noted that this development would be in accord with the 2024 Comprehensive Master Plan for the City and the Southwest Partnership Vision Plan, both of which seek to increase home ownership and housing stock within the area. Additionally, the report found that the approval standards for the variances were met through the hardship of the lot's unusually shallow depth of 60 feet.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but does fall within a Community Development Zone and the Southwest Impact Investment Area. This conditional use conversion may benefit the Washington Village community by returning a vacant lot to productive use and increasing home ownership within the 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

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Interim Director, Department of Transportation
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 10, 2025
<b>SUBJECT</b>	25-0022 • Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street

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**Position: Without Recommendation**

**BILL SYNOPSIS**

The legislation grants the property known as 1121 Bayard Street variances from building height, rear-yard setback, and maximum lot coverage regulations. The R-8 zoning designation allows primarily for residential rowhome development. This designation limits the maximum height of a rowhouse to 35 feet; the legislation would allow the proposed 37-foot rowhouse through conditional use. Additionally, the legislation would grant the property variances to allow for the proposed rowhouse to cover the entire footprint of the lot while exempting it from the 20-foot rear yard offset requirement.

**SUMMARY OF POSITION**

The Department has reviewed the proposed legislation and the accompanying documentation, including the Planning Commission report. None of the changes proposed for the property present concerns from Transportation's point of view. The Department foresees no fiscal or operational impact as a result of the regulation. As such, the Department makes no recommendation as to Council Bill 25-0022.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Khalil Zaied, Director, Department of Public Works <i>Khalil Zaied</i>
CC	Mayor's Office of Government Relations
DATE	February 19, 2025
SUBJECT	25-0022 Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street

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**Position: Without recommendation**

**BILL SYNOPSIS**

*This bill grants variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032).*

**SUMMARY OF POSITION**

*The Department of Public Works defers to the Department of Planning.*

**FISCAL IMPACT**

*N/A*

**AMENDMENTS**

*N/A*

# **Baltimore City Council**



## **Land Use & Transportation Committee**

**25-0022**

**Zoning – R-8 Zoning District – Conditional  
Use – Maximum Building Height –  
Variances – 1121 Bayard Street**

## **Additional Materials**

# 1121 BAYARD ST BALTIMORE MD 21223

## SCOPE OF WORK

- DEMOLITION OF REMAINING DAMAGED STRUCTURE
- CONSOLIDATION OF 1121 AND 1123 INTO 1-PROPERTY
- CONSTRUCT NEW 3-STORY (24'X60') STRUCTURE W 2-CAR GARAGE

## TYPE IIIB MIXED USE

### CODE ANALYSIS

#### 1. APPLICABLE CODES

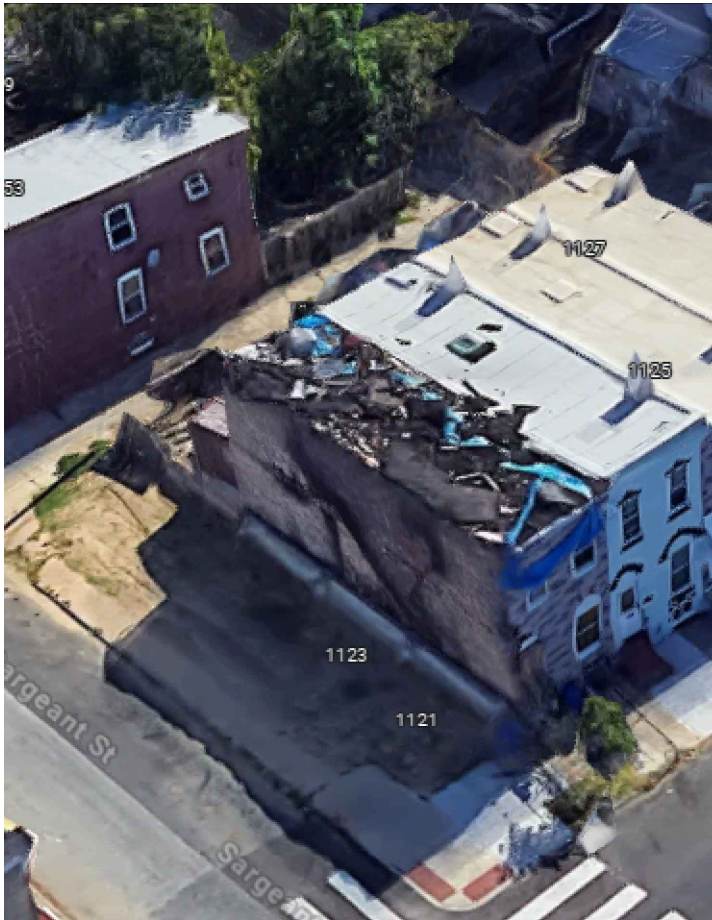
- A. INTERNATIONAL BUILDING CODE - 2021
- B. MARYLAND BUILDING PERFORMANCE STANDARDS - 2018
- C. INTERNATIONAL EXISTING BUILDING CODE 2021
- D. NATIONAL ELECTRIC CODE - 2017
- E. INTERNATIONAL FUEL GAS CODE - 2018
- F. INTERNATIONAL MECHANICAL CODE - 2018
- H. INTERNATIONAL PROPERTY MAINTENANCE CODE - 2018
- I. INTERNATIONAL FIRE CODE - 2018
- J. INTERNATIONAL ENERGY CONSERVATION CODE - 2018
- K. INTERNATIONAL GREEN CONSTRUCTION CODE - 2018
- L. NFPA 101 LIFE SAFETY CODE - 2018
- M. BALTIMORE CITY BUILDING, FIRE & RELATED CODES - 2020 EDITION W/ AMENDMENTS
- N. COMAR 05.02.02 - 2010 STANDARDS FOR ACCESSIBLE DESIGN, THE FAIR HOUSING ACT

#### 2. USE GROUP/OCCUPANY AND CONSTRUCTION TYPE

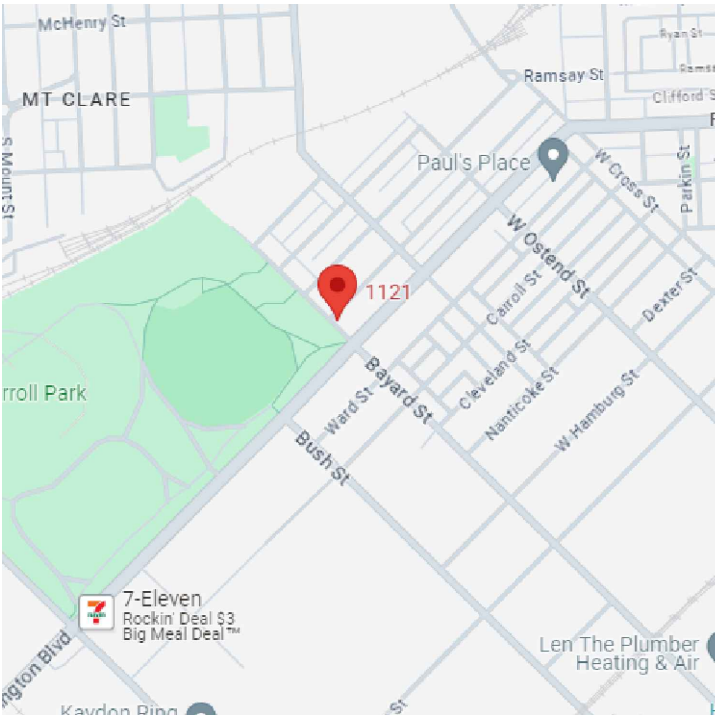
- A. CURRENT AND PROPOSED USE GROUP/OCCUPANCY - RESIDENTIAL
- B. CONSTRUCTION TYPE
  - IIIB - IBC TABLE 601
- C. BUILDING HEIGHT LIMITATION (IBC TABLE 504)
  - ALLOWABLE HEIGHT = 55 FT (3 STORIES)
  - ACTUAL HEIGHT = 3 STORY - 40 (+/-)
- D. BUILDING AREA LIMITATION - IBC TABLE 504.3 - 506.1
  - TOTAL BUILDING ALLOWABLE AREA = 16,000 SF
  - ACTUAL AREA = 4,200 SF

#### 3. LOCAL ZONING

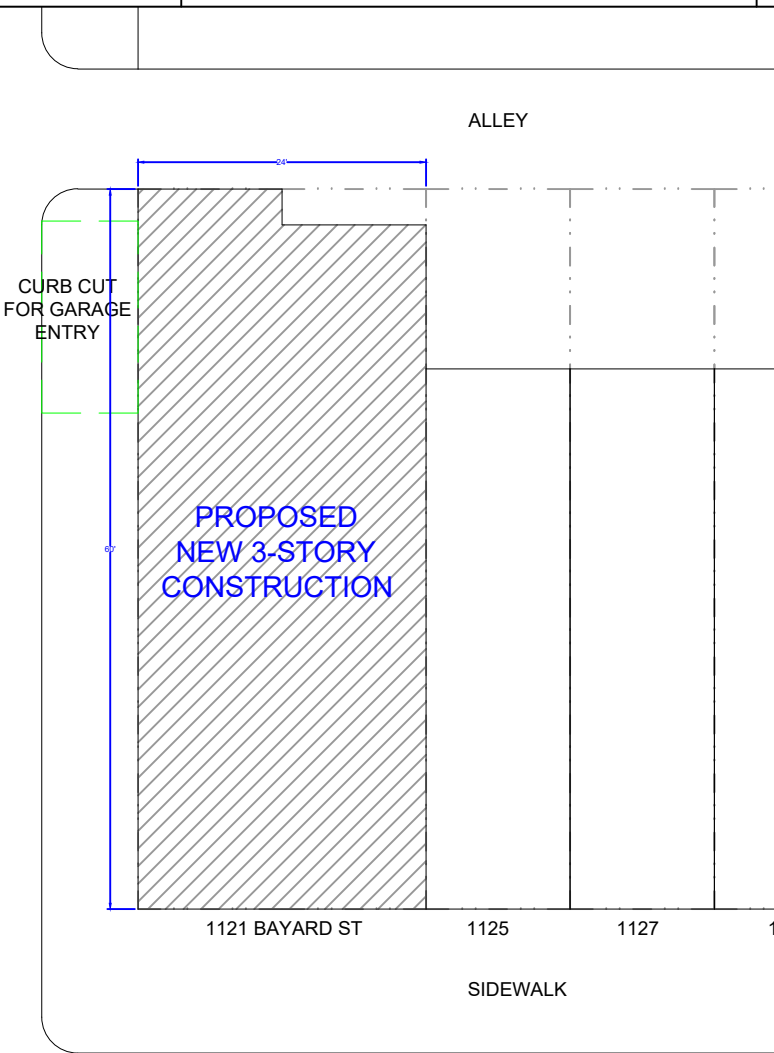
- A. R-8
- B. USE: RES
- C. SETBACKS: NO
- D. PARKING PROVIDED: 2 SPACES



1121-23 BAYARD



VICINITY MAP



SITE PLAN

#### 1121 BAYARD LOT INFORMATION:

- ZONE = R-8
- WARD = 21
- SECTION = 05
- BLOCK = 0767
- LOT = 032
- LOT SIZE = 12'X60'
- ABOVE GRADE LIVING AREA = N/A
- PROPERTY LAND AREA = 12'X60'
- PROPERTY BUILT = N/A
- USE = RESIDENTIAL
- TYPE = SFD

#### 1123 BAYARD LOT INFORMATION:

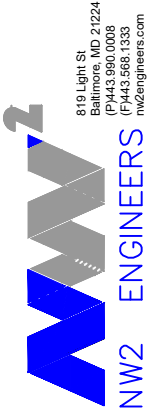
- ZONE = R-8
- WARD = 21
- SECTION = 05
- BLOCK = 0767
- LOT = 031
- LOT SIZE = 12'X60'
- ABOVE GRADE LIVING AREA = 1,032 SF
- PROPERTY LAND AREA = 12'X60'
- PROPERTY BUILT = 1900
- USE = RESIDENTIAL
- TYPE = SFD

#### DRAWING INDEX:

CS1 - COVER SHEET/SITE PLAN

#### ARCHITECTURE

- A-1 PROPOSED FRONT ELEVATION
- A-2 PROPOSED SIDE ELEVATION
- A-3 PROPOSED FLOOR PLAN



REV	DISCRIPTION	DATE

DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/24
SCALE:	1/16"=1'-0"

#### CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO:

EXP DATE:

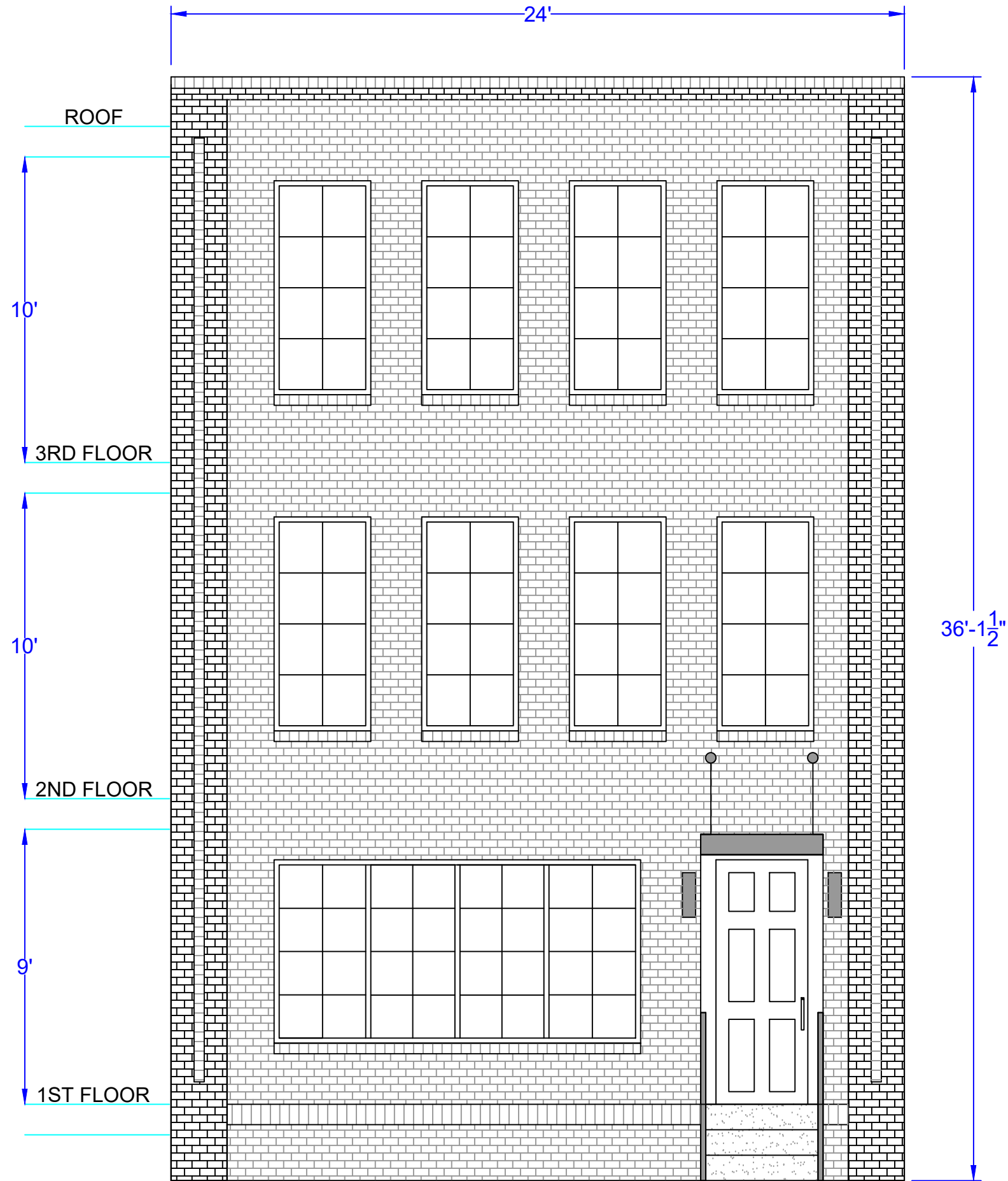
PROJECT ADDRESS: 1121 BAYARD ST

DESCRIPTION: ZONING SET COVER SHEET/SITE PLAN

SHEET NUMBER

CS





1121 BAYARD  
PROPOSED FRONT ELEVATION

REV	DISCRIPTION	DATE
-	-	-

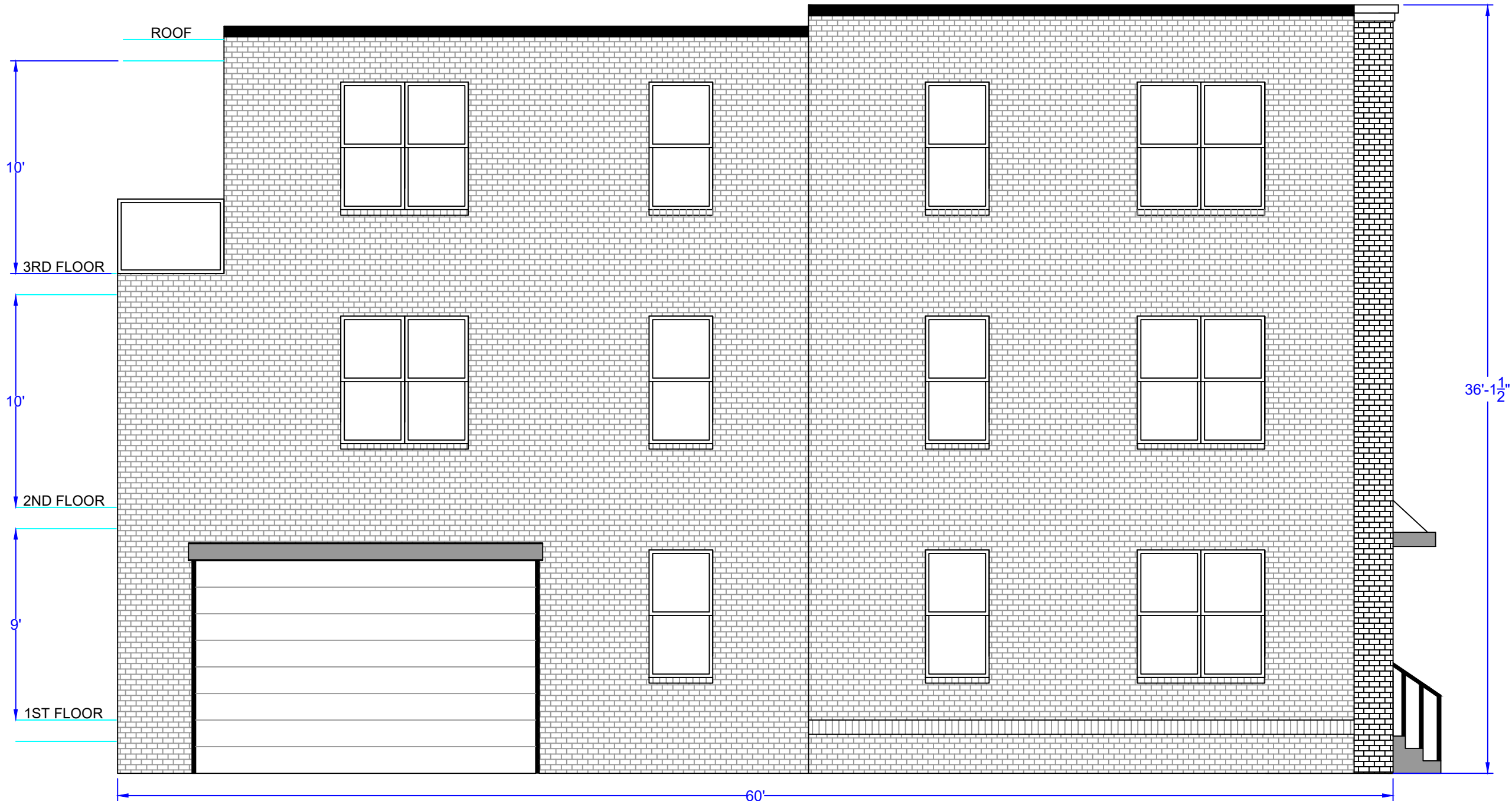
DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/24
SCALE:	1/4" = 1' 0"

CERTIFICATION  
I HEREBY CERTIFY THAT  
THESE DOCUMENTS  
WERE PREPARED OR  
APPROVED BY ME, AND  
AM A DULY LICENSED  
PROFESSIONAL  
ENGINEER UNDER THE  
LAWS OF THE STATE OF  
MARYLAND  
LICENSE NO:  
EXP DATE:

PROJECT ADDRESS:	1121 BAYARD ST
DESCRIPTION:	FRONT ELEVATION CONCEPT PLAN

SHEET NUMBER
<b>A-1</b>





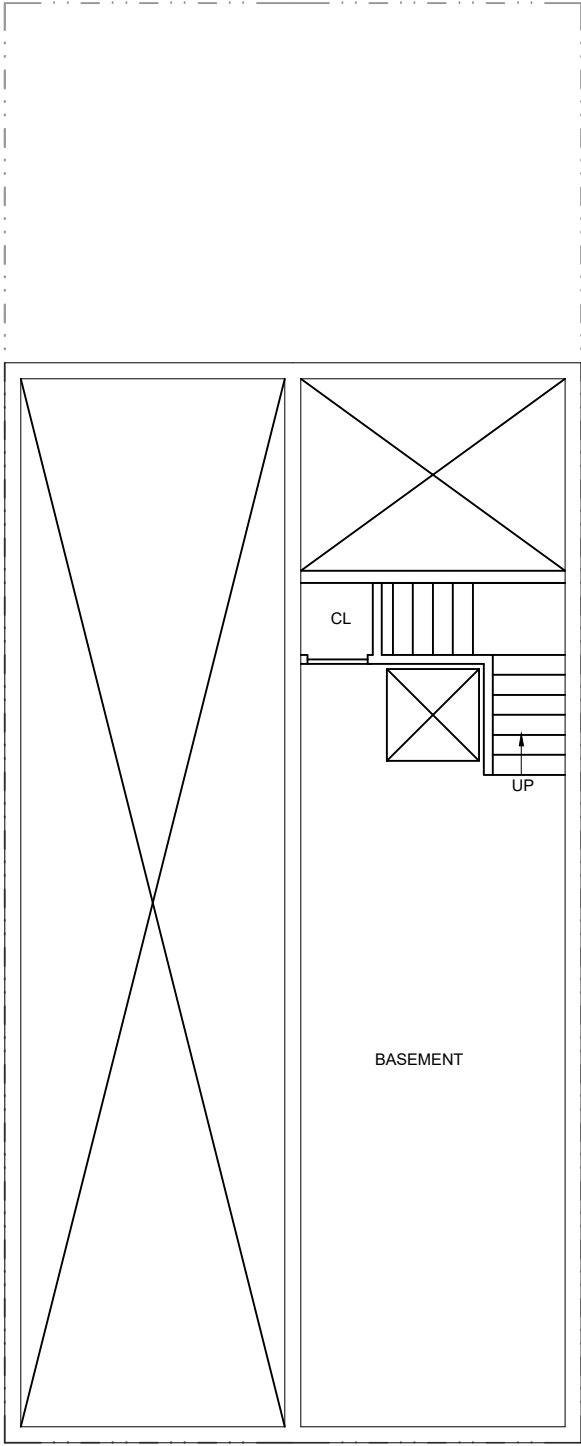
1121 BAYARD  
PROPOSED SIDE ELEVATION

REV	DISCRPTION	DATE
-	-	-

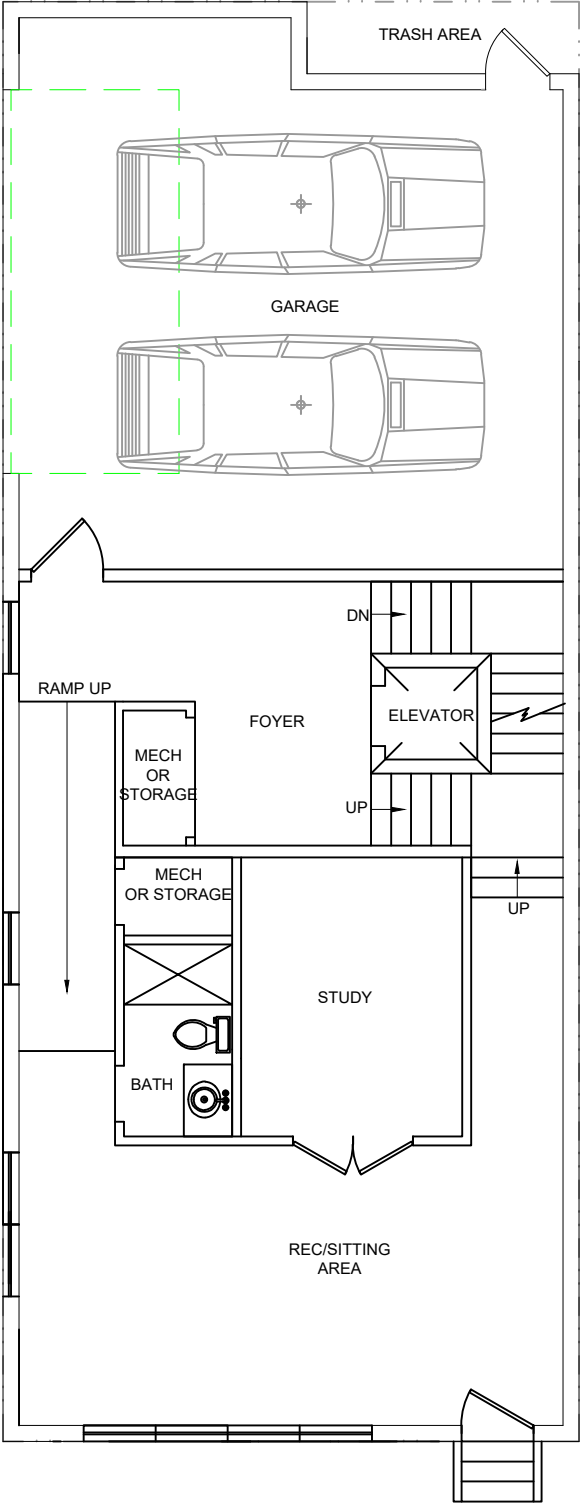
DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/24
SCALE:	3/16" = 1' 0"

**CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND  
LICENSE NO:  
EXP DATE:

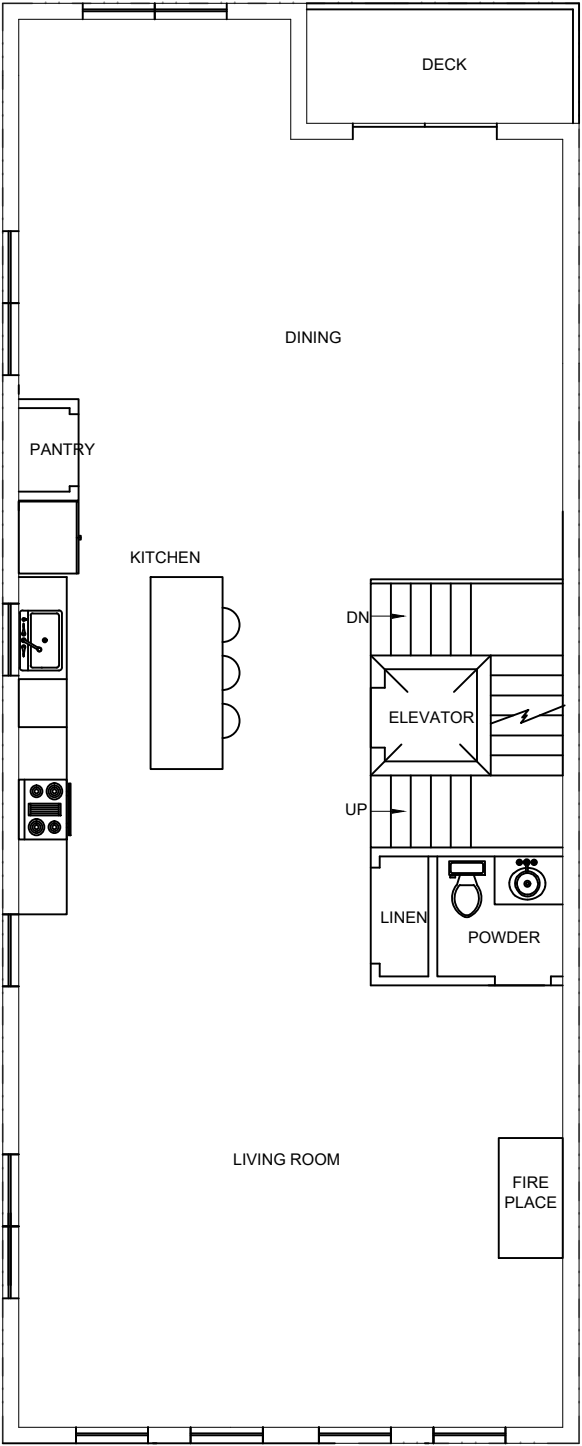
PROJECT ADDRESS:	1121 BAYARD ST
DESCRIPTION:	SIDE ELEVATION CONCEPT PLAN



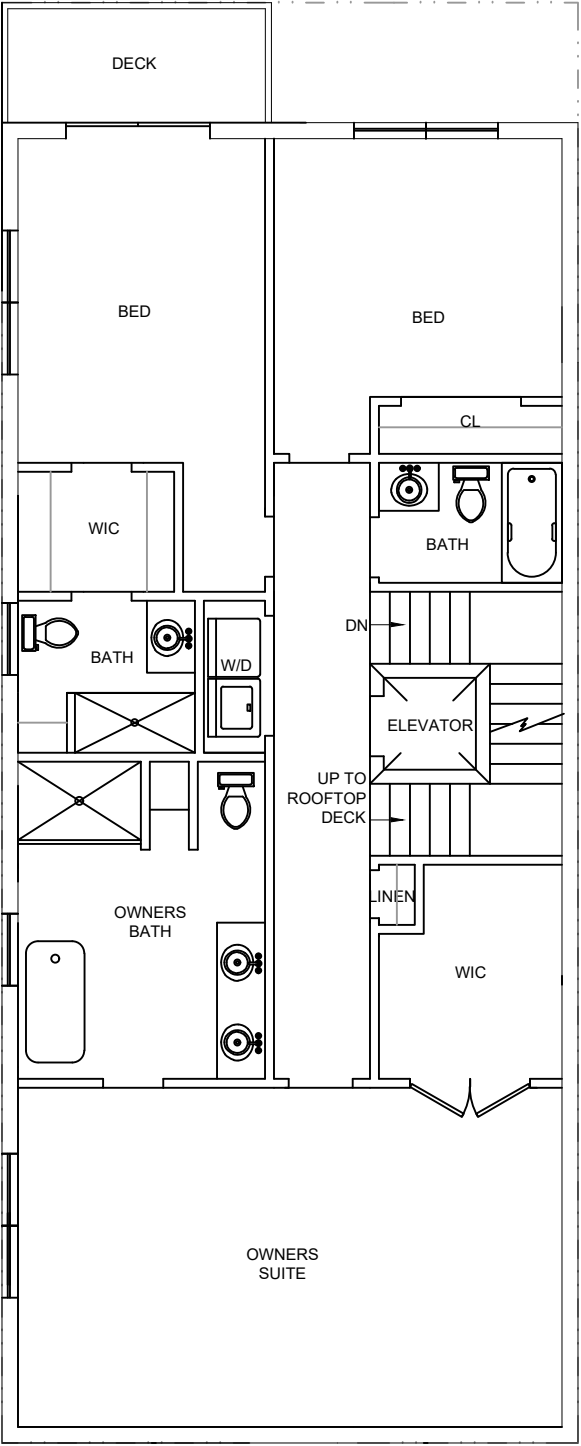
BASEMENT  
FRONT



FIRST FLOOR  
FRONT



SECOND FLOOR  
FRONT



THIRD FLOOR  
FRONT

REV	DISCRPTION	DATE
-	-	-

DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/2024
SCALE:	1/8" = 1' 0"

**CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND  
LICENSE NO:  
EXP DATE:

PROJECT ADDRESS:	1121 BAYARD ST
DESCRIPTION:	PROPOSED FLOOR PLAN

# FINDINGS OF FACT

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To: The Mayor and City Council of Baltimore  
From: AB Associates, on behalf of Kenneth Hobbs  
Date: February 10, 2025  
Re: CCB 2025-022, for conditional use approval to construct a rowhouse dwelling requiring conditional use approval for maximum height and variances from bulk and yard regulations.

---

Council Bill 2025-022 concerns the conditional use of 1121 Bayard Street to accommodate the rebuild of a rowhouse following a gas-line explosion in 2022 that destroyed the subject property and irreparably damaged the neighboring structure at 1123 Bayard. Kenneth Hobbs, who owned 1121 Bayard at the time of the explosion, purchased 1123 Bayard in May of 2024, consolidated the two lots, and engaged an architect to design a double-wide rowhouse he and his partner could live in after construction is complete.

Plans for this rebuild include a three-story, 37-foot tall rowhouse that covers the entire consolidated lot, creating a footprint of 24 feet by 60 feet. Such a development requires conditional use approval for the building height and variances from the Zoning Code's requirements for maximum lot coverage and rear-yard setbacks.

Because this new construction will be owner-occupied, Mr. Hobbs will not recoup construction costs by leasing out the building. The high cost of construction and relatively low value of the land requires that Mr. Hobbs secure the entitlements necessary to build a home to the specifications that he desires. Also motivating Hobbs' pursuit of the three entitlements is the medical condition of his partner, who requires an elevator and covered parking area to appropriately navigate the demands of rowhouse living. Hobbs has designed a home that works for the couple's personal circumstances and requires the City's accommodation of those circumstances in order to move forward with its construction.

## **1. Bayard Street**

Bayard Street is located on the southwestern edge of Pigtown, straddling Washington Boulevard. The four blocks west of Washington are lined with Formstone-façade rowhouses, all built before 1900. These are small lots; the properties on Hobbs's block measure only 60 feet deep. Notable is that most of the corner lots on Bayard Street are covered entirely by their respective structures; the original builds each exceeded the dimensions permitted by the modern code. This is a common theme in this section of Pigtown, where 27 of the 36 corner lots are non-conforming to maximum lot coverage and rear-yard setback requirements.

Bayard Street is distinct in that it bookends the northeast side of Carroll Park. From Washington Boulevard, it is the first street in Pigtown that people see when they drive into the city. At present, because of the gas-line explosion, 1121 Bayard is the street's only vacant lot. In that sense, there exists a public interest in the property's rehabilitation: A new home will improve the look of the block. Hobbs would like to improve this park-front street and bring new value to a stretch of Pigtown that has not seen new construction since 1900. The public benefit of this project represents one reason why the Citizens of Pigtown support this legislation.

## **2. Entitlements Necessary**

Mr. Hobbs would like to build a 24-foot-wide rowhouse that covers the full expanse of the consolidated lot. He seeks an ordinance for two variances and the conditional use of a 37-foot building height to make that happen.

- Conditional use for height: 35 feet required; 37 feet proposed.
- Minimum rear yard setback: 20 feet required, 0 feet proposed, 20 feet variance requested.
- Maximum lot coverage: 80 percent allowed, 0 percent proposed, 100 percent variance requested.

## **3. ZC § 5-406: Conditional Use Approval Standards**

A conditional use is a use that may be authorized as a special exception subject to the City Council's review. As a guide to its decision on the facts of each case, the Council must consider the following, where appropriate:

- a. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The proposed site is a corner lot in an R-8 zoning district, where building heights between 35 feet and 45 feet are allowed if the lot is bordered by street rights-of-way that are both at least 30 feet wide. That is the case here with both Bayard and Sargeant.

- b. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

The height will allow for a three-story rowhouse to be built on these lots. It will have no impact on traffic patterns or off-street parking and loading.

- c. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

This corner of Pigtown is fully developed by century-old single-family rowhouses. Approval of this conditional use will have no adverse impact on present or future development.

- d. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There are no churches, schools, public structures, or other places of public gathering in the immediate vicinity aside from Carroll Park, across the street. The proposed development will have no impact on the public's use or enjoyment of that park. 1121 Bayard is located in close proximity to rowhouses that will not be impacted by the conditional use of this increased height.

- e. Accessibility of the premises for emergency vehicles;

The conditional use will not impact accessibility of the premises for emergency vehicles.

- f. Accessibility of light and air to the premises and to the property in the vicinity;

The conditional use will have no impact on accessibility of light and air to the premises or to property in the vicinity.

- g. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

The conditional use will have no impact on utilities, access roads, drainage, or other necessary facilities.

- h. The preservation of cultural and historic landmarks and structures;

The conditional use will not impact any cultural or historic landmark or structure.

- i. The character of the neighborhood;

The conditional use will not negatively impact the character of the neighborhood. It will facilitate the construction of a home on this vacant property, which will improve the character of the neighborhood.

- j. The provisions of the City's Comprehensive Master Plan;

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will assist in the restoration of a vacant property in Pigtown.

- k. The provisions of any applicable Urban Renewal Plan;

The Washington Village Urban Renewal Plan includes 1121 Bayard Street but does not prohibit the conditional use of a 37-foot structure.

- l. All applicable standards and requirements of this Code;

With the approval of the necessary variances, the conditional use authorization of the proposed expansion meets all applicable standards and requirements of the Zoning Code

- m. The intent and purpose of this Code; and

The Zoning Code allows for rowhomes in R-8 zoning districts to be built to a height in excess of 35 feet if they meet certain criteria. This property will meet that criteria.

- n. Any other matters considered to be in the interest of the general welfare.

The applicant has met with the Citizens of Pigtown neighborhood association about this proposal. That association voted unanimously to support the plan.

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

- a. The conditional use would not be detrimental to or endanger the public health, safety, or welfare;

The conditional use will have no impact on the public health, safety, or welfare.

- b. The use is not precluded by any other law, including an applicable Urban Renewal Plan;

No law or Urban Renewal Plan prohibits this use.

- c. The authorization will not be contrary to the public interest;

The authorization will not be contrary to the public interest. The conditional use will have no impact on the public interest.

- d. The authorization will be in harmony with the purpose and intent of this Code.

The Zoning Code allows for rowhomes in R-8 zoning districts to be built to a height in excess of 35 feet if they meet certain criteria. This property will meet that criteria.

#### **4. ZC § 5-308(a) Variance Approval Standards**

Granting a variance requires the Council find in part that, because of the structure or property's physical surroundings, shape, or conditions, an unnecessary hardship or practical difficulty would result if the Zoning Code were strictly followed. This standard requires applicants establish: (1) uniqueness, (2) an unnecessary hardship or practical difficulty imposed by the Code, and (3) that

the uniqueness is the proximate cause of that hardship. The Council must also find that the request meets other elements outlined § 5-308(b).

a. Uniqueness

This property is unique because of the damage incurred by the gas-line explosion, requiring a full rebuild. It is currently the only vacant lot on Bayard Street. As a result, of the 34 lots on this section of Bayard Street, 1121 Bayard will be the only structure to be built within the past 125 years.

b. Practical Difficulty Imposed by the Code

The Zoning Code exists, in part, to protect the public health, welfare, and quality of life for Baltimore's residents and communities. Since the gas-line explosion that destroyed the house at 1121 Bayard Street, the property has been subject to squatters, used as a dumping site for trash, and incurred other issues that have created problems for the neighbors. There should be a shared motivation for a full rebuild on the property. Ken Hobbs has taken every step to accommodate that rebuild, purchasing the neighboring property, consolidating the lots, and working with the City to improve the conditions on Bayard Street.

Any productive use of the land requires a completely new building. 1121 Bayard sits on a shallow lot at the end of a stretch of blocks with shallow lots. The lots on the 1100 block of Bayard measure on 60 feet deep. These are particularly short; the neighboring lots on Bayard are all 70 feet deep. The shallow lots on Bayard result in a moderate proliferation of structures that are non-conforming to lot coverage requirements.

There is not much value to the land on Bayard Street. Of the 10 homes on the 1000 and 1100 blocks that have sold in the last 10 years, the average sales price has been \$80,4000. The seven sales on the 900 block have each been above \$120,000; those lots are all 70 feet deep and are improved by rowhouses that are non-conforming to maximum lot coverage requirements. Hobbs does not intend to use 1121 Bayard Street as a rental property. He plans to live there, with his partner, and not earn rental income from the property. His new build will improve property values in the neighborhood, which is a priority of the Zoning Code.

However, Hobbs cannot build a house that conforms to the bulk and yard requirements of the Zoning Code; it does not make financial sense for him to do so. The costs associated with the project are too significant to bear without achieving the floor plans necessary to facilitate the rebuild.

In addition, because of his partner's disability, Hobbs's personal demands require certain elements that necessitate a structure that covers the full lot. A house that conforms to the Zoning Code and includes the elevator shaft and garage necessary to accommodate the property owner's living conditions would create particularly

small living quarters. A house that conforms to the Zoning Code that has no elevator shaft or garage would render the house unlivable for the property owner and his partner. A house that does not conform to the Zoning Code but is consistent with the neighborhood's aesthetics and character with regard to lot coverage, allows for the property owner to build a house that works for those who will live in it.

c. Uniqueness as Proximate Cause of Hardship

The need for a complete rebuild puts a financial strain on this project that requires the owner receive the entitlements necessary to build a house that works for he and his partner, who will live in the house.

Under ZC § 5-308(b), the Council must also find that:

- a. 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;

The conditions are based on the present state of the property following the gas-line explosion and structural damage to the house on what was 1123 Bayard.

- b. 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;

The practical difficulty is caused by the Code's regulations that govern rear-yard setbacks and maximum lot coverage.

- c. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;

The purpose of the variances is to design a new rowhouse that is not impractically shallow and allows for a layout that is necessary for the property owner's personal circumstances.

- d. 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;

The variances will not impact the use and enjoyment of other property in the immediate vicinity. The new home will not diminish or impair property values in the neighborhood. The Citizens of Pigtown neighborhood association supports this plan.



- e. the variance is in harmony with the purpose and intent of this Code;

The Zoning Code functions in part to accommodate the development of suitable housing on lots zoned for residential use, including the property at issue. These variances will allow for such a development to occur.

- f. 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; and

The property is located in a National Register Historic District but is not located in a CHAP district. The variances are not precluded by and will not adversely affect the National Register Historic District. The property is also located in the Washington Village Urban Renewal Plan. The variances are not precluded by and will not adversely affect the URP.

- g. the variance will not otherwise:
  - a. be detrimental to or endanger the public health, safety, or welfare; or
  - b. be in any way contrary to the public interest.

These variances will accommodate the development of a rowhouse on a property that is currently vacant and continues to be negatively impacted by the gas-line explosion that blew up and fully destroyed a home. These variances will improve the conditions on this part of Bayard Street by facilitating the development of a new rowhome.

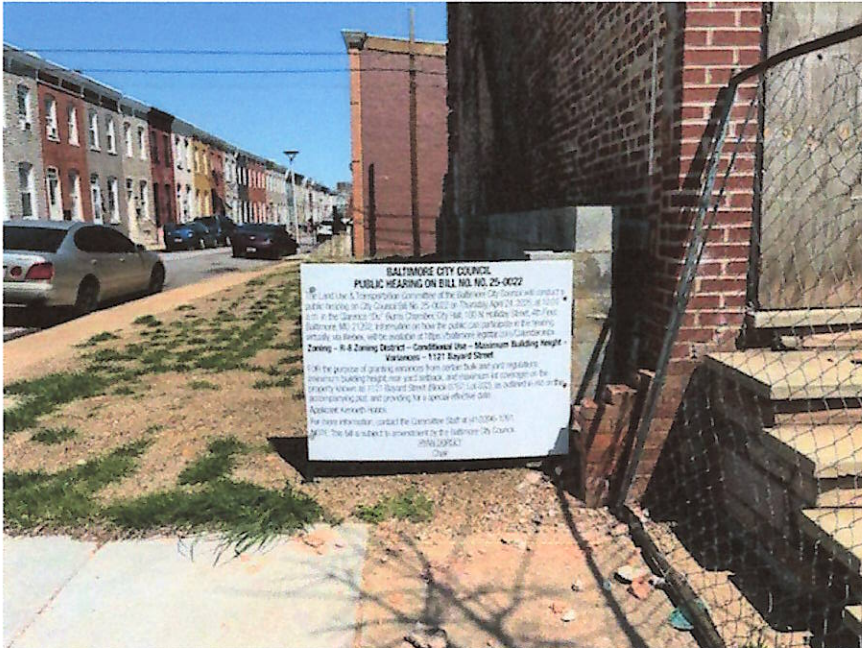
## **5. Summary and Conclusion**

This is a shallow lot in need of a full rebuild following a gas-line explosion that destroyed one house and damaged another. The variances requested will allow for a rowhouse to be built at appropriate scale and in conformity with a significant majority of the other corner lots in this part of Pigtown., and also to the specifications necessary to allow the property owner to live comfortably within the house, given the medical condition of one of the occupants. The conditional use requested will not have any negative impact on the public health, safety, or welfare and is presumed to be permitted if the property meets certain criteria, which this property does. For those reasons, the Council should vote to approve this legislation.

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: April 5, 2025

**City Council Bill No. 25-0022**



**1121 Bayard Street (1 of 3)**

I HEREBY CERTIFY, under penalty of perjury, that 2 signs was posted at:

**Address: 1121 Bayard Street**

**Date Posted: April 1, 2025**

**Name: Chase Hoffberger**

**Address: 225 E. Redwood Street - suite 400 G**

**Baltimore, Md. 21201**

**Telephone: 512-536-0763**

**R. Hoffman (sign Poster)**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

*Today's Date: April 5, 2025*

**City Council Bill No. 25-0022**



**1121 Bayard Street – Sargent Street side (2 of 3)**

I HEREBY CERTIFY, under penalty of perjury, that 2 signs was posted at:

**Address: 1121 Bayard Street**

**Date Posted: April 1, 2025**

**Name: Chase Hoffberger**

**Address: 225 E. Redwood Street – suite 400 G**

**Baltimore, Md. 21201**

**Telephone: 512-536-0763**

**R. Hoffman (sign Poster)**

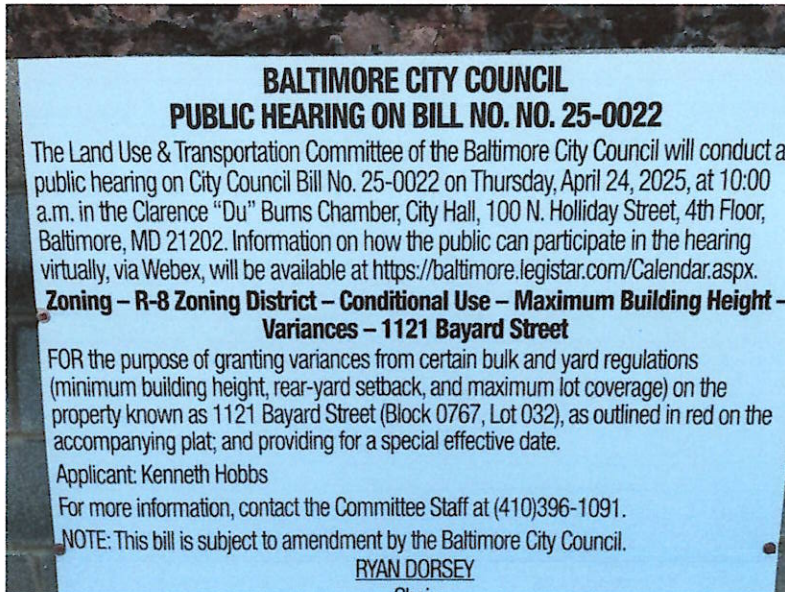
- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

*Today's Date: April 5, 2025*

**City Council Bill No. 25-0022**



**1121 Bayard Street - close up of sign (3of 3)**

I HEREBY CERTIFY, under penalty of perjury, that 2 signs was posted at:

**Address: 1121 Bayard Street**

**Date Posted: April 1, 2025**

**Name: Chase Hoffberger**

**Address: 225 E. Redwood Street - suite 400 G**

**Baltimore, Md. 21201**

**Telephone: 512-536-0763**

  
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