



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 19, 2025
SUBJECT	25-0077 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning District – Variances – 541 Lafayette Avenue

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0077 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning District – Variances – 541 Lafayette Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 541 Lafayette Avenue (Block 0414, Lot 062), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0077 would convert the property located at 541 Lafayette Avenue from a single-family home to 2 dwelling units and grant variances for bulk regulations and off-street parking. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of August 11th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the proposed conditional use conversion would be in alignment with the General Land Use Plan due to the block's designated higher density as well as the Master Plan for Upton, given the need for diverse housing typologies.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the West Impact Investment Area. This conditional use conversion may benefit the Upton 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 supports the Planning Commission's amendment to Strike the off-street parking variance granted in Section 3 of the Bill.