

**CITY OF BALTIMORE
COUNCIL BILL 25-0016
(First Reader)**

Introduced by: Councilmember Schleifer

Cosponsored by: Councilmember Jones and President Cohen

Introduced and read first time: January 27, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning Code – Minor Variances – Modifications**

3 FOR the purpose of amending provisions of the Baltimore City Zoning Code relating to minor
4 variances.

5 BY repealing and re-ordaining, with amendments

6 Article 32 - Zoning

7 Sections 5-302(b)

8 Baltimore City Code

9 (Edition 2000)

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
11 Laws of Baltimore City read as follows:

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

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Baltimore City Code

Article 32. Zoning

Title 5. Applications and Authorizations

Subtitle 3. Variances

§ 5-302. Minor and major variances distinguished.

(a) *In general.*

This Code allows for 2 types of variances that may be granted under this subtitle, minor variances and major variances.

(b) *Minor variances.*

(1) Minor variances comprise the following specified variances:

(i) a reduction in lot width by no more than [10%] 15% of the applicable minimum lot width requirements;

(ii) a reduction in required yards and setbacks by no more than [10%] 15% or [2] 5 feet, whichever is less;

(iii) a reduction in the number of off-street parking spaces by no more than 10% of the applicable minimum requirements;

(iv) a reduction in the required alley width for access to off-street parking;
and

(v) a variance to bulk or yard regulations if:

(A) the parcel of land is improved with a nonconforming structure that has been in existence for at least 50 years;

(B) the variance would not permit more than a [10%] 15% cumulative increase in the bulk and density of a structure that has been in existence for 50 or more years; and

(C) in the opinion of the Zoning Administrator, the application complies with all applicable approval criteria for [variances.]
VARIANCES; AND

(VI) A VARIANCE TO BULK OR YARD REGULATIONS IF THE VARIANCE APPLICATION INVOLVES A SINGLE-FAMILY DWELLING WITHIN A RESIDENTIAL DISTRICT.

(2) The Zoning Administrator OR THE BOARD OF MUNICIPAL AND ZONING APPEALS may grant minor variances from the regulations of this Code.

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