

**CITY OF BALTIMORE**  
**ORDINANCE 25 - 053**  
**Council Bill 25-0077**

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Introduced by: Councilmember Blanchard

At the request of: Brandon Brown

Address: 5808 Kentucky Avenue, District Heights, MD 20747

Telephone: (301) 242-1798

Introduced and read first time: June 16, 2025 at 5:00 p.m.

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: September 29, 2025

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**AN ORDINANCE CONCERNING**

1       **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit in the R-8 Zoning**  
2       **District – Variances – 541 Lafayette Avenue**

3       FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
4       dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 541  
5       Lafayette Avenue (Block 0414, Lot 062), as outlined in red on the accompanying plat;  
6       granting variances regarding certain bulk regulations (lot size area) and off-street parking  
7       requirements; and providing for a special effective date.

8       BY authority of

9           Article 32 - Zoning  
10          Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),

11          16-203, and 16-602 (Table 16-406)

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 2 dwelling units in  
16       the R-8 Zoning District on the property known as 541 Lafayette Avenue (Block 0414, Lot 062),  
17       as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18       Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
19       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(d), as the minimum lot size requirement for 2 dwelling units in  
24       the R-8 Zoning District is 1,500 square feet and the lot area size is 1,240 square feet.

**EXPLANATION: CAPITALS** indicate matter added to existing law.

[Brackets] indicate matter deleted from existing law.

Underlining indicates matter added to the bill by amendment.

~~Strike-out~~ indicates matter stricken from the bill by

amendment or deleted from existing law by amendment.

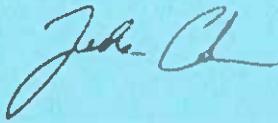
1       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
2       §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3       requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
4       off-street parking.

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

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

Council Bill 25-0077

Certified as duly passed this 20th day of October, 20 25



President, Baltimore City Council

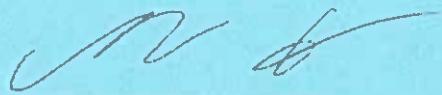
Certified as duly delivered to His Honor, the Mayor,

this 21st day of October, 20 25



Chief Clerk

Approved this 23 day of October, 20 25

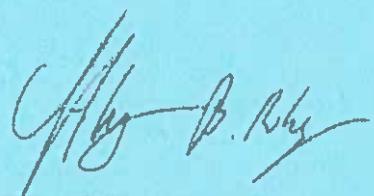


Mayor, Baltimore City

**A TRUE COPY**  
Director of Finance

Approved for Form and Legal Sufficiency,

this 22nd day of October, 2025



Chief Solicitor