



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

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

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.