



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 22, 2025
SUBJECT	25-0091 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0091 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in the R-8 Zoning District – Variance – 1425 West Fayette Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 25-0091 would allow the property located at 541 Lafayette Avenue to be converted from a single-family home to 2 dwelling units while granting a variance for lot size. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

In their report, Planning Commission staff recommended that this Bill be approved by the City Council. Their report noted that this conditional use conversion would be in accordance with the 2024 Comprehensive Master Plan, proposed neighborhood goals, and the City's broader strategic housing policies. The Franklin Square Community Association provided a letter of support that emphasized the importance of preserving historic structures, supporting responsible development, and expanding housing options.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but is located within a Community Development Zone and the West Impact Investment Area. This conditional use conversion may benefit the Franklin Square 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 does not seek any amendments to this Bill at this time.