

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0022

Introduced by: Councilmember Porter

At the request of: Kenneth Hobbs

Address: c/o Chase Hoffberger

225 E Redwood Street, Suite 400G

Baltimore, MD 21202

Telephone: 512-536-0763

Introduced and read first time: February 10, 2025

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: April 28, 2025

AN ORDINANCE CONCERNING

**Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height –
Variances – 1121 Bayard Street**

FOR the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, and 9-401 (Table 9-401)

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and use of a Dwelling: Rowhouse with a maximum building height of 37 feet on the property known as 1121 Bayard St (Block 0767, Lot 032), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations; R-8 Zoning District – Footnote No. 1), subject to the condition that the increase in building height complies with all applicable federal, state, and local licensing and certification requirements.

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.

Council Bill 25-0022

1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
2 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance
3 from the maximum lot coverage requirements of §§ 9-401 (Table 9-401: Rowhouse and
4 Multi-Family Residential Districts - Bulk and Yard Regulations), as the maximum lot coverage
5 for a rowhouse lot with a depth of less than 80 feet in the R-8 Zoning District is 80% and the
6 requested lot coverage is 100%, thus requiring a variance of 20%.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
8 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance
9 from the rear yard requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family
10 Residential Districts - Bulk and Yard Regulations), as the minimum rear yard for a rowhouse lot
11 in the R-8 Zoning District is 20 feet and the requested rear yard is 0 feet, thus requiring a
12 variance of 100%.

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

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

Council Bill 25-0022

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City