



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	February 18, 2026
SUBJECT	25-0103 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0103 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0103 would convert a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of December 11th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed conversion would be in accord with the requirements of its R-8 zoning designation and consistent with the City's Comprehensive Master Plan, as the site is designated as higher density residential.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement areas, Community Development Zones, or Impact Investment Areas. This conditional use conversion may benefit the Sandtown-Winchester neighborhood by providing residents with additional rental housing opportunities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.