

CITY OF BALTIMORE
COUNCIL BILL 25-0077
(First Reader)

Introduced by: Councilmember Blanchard

At the request of: Brandon Brown

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Telephone: (301) 242-1798

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

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of
Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

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

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

9 BY authority of

10 Article 32 - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),
12 16-203, and 16-602 (Table 16-406)

13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 541 Lafayette Avenue (Block 0414, Lot 062),
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
24 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in
25 the R-8 Zoning District is 1,500 square feet and the lot area size is 1,240 square feet.

26 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
27 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
2 off-street parking.

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

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