

CITY OF BALTIMORE
COUNCIL BILL 25-0091
(First Reader)

Introduced by: Councilmember Bullock

At the request of: Catia Bleck

Address: Properland LLC

5000 Thayer Center, Suite C

Oakland, MD 21550

Telephone: 951-750-4016

Introduced and read first time: August 18, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling to 4 Dwelling Units in**
3 **the R-8 Zoning District – Variance – 1425 West Fayette Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as
6 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the accompanying plat;
7 granting a variance regarding certain bulk regulations (lot size area); and providing for a
8 special effective date.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(b)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 4 dwelling units in
16 the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197,
17 Lot 013), as outlined in red on the plat accompanying this Ordinance, in accordance with
18 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property
19 complies with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
23 and Yard Regulations) and 9-703(b), as the minimum lot size requirement for 4 dwelling units in
24 the R-8 Zoning District is 2,625 square feet and the lot area size is 1,755 square feet, thus
25 requiring a variance of 33%.

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

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

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.