

**CITY OF BALTIMORE**  
**COUNCIL BILL 25-0137**  
**(First Reader)**

---

Introduced by: Councilmember Schleifer  
At the request of: Bull Development, LLC  
Address: 2818 Hillsdale Rd.  
Baltimore, MD 21207  
Telephone: (443) 825-0362

---

Introduced and read first time: December 4, 2025

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 4308 Hayward Avenue, 4310 Hayward Avenue,**  
3 **4312 Hayward Avenue, and Lot 31**

4 FOR the purpose of changing the zoning for the properties known as 4308 Hayward Avenue  
5 (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward  
6 Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on  
7 the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and  
8 providing for a special effective date.

9 BY amending

10 Article - Zoning  
11 Zoning District Maps  
12 Sheet 11  
13 Baltimore City Revised Code  
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 Sheet 1 of the Zoning District Maps is amended by changing from the R-5 Zoning District to the  
17 TOD-1 Zoning District the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003),  
18 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot  
19 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the plat accompanying this  
20 Ordinance.

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

## **Council Bill 25-0137**

1       **SECTION 2. 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 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
10 enacted.