

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0137

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
Committee Report: Favorable
Council action: Adopted
Read second time: May 11, 2026

AN ORDINANCE CONCERNING

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

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

BY amending
Article - Zoning
Zoning District Maps
Sheet 11
Baltimore City Revised Code
(Edition 2000)

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

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.

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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.

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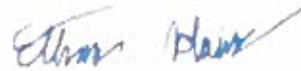
Certified as duly passed this 8th day of June, 2026



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 9th day of June, 2026



Chief Clerk

Approved this 16 day of June, 2026



Mayor, Baltimore City

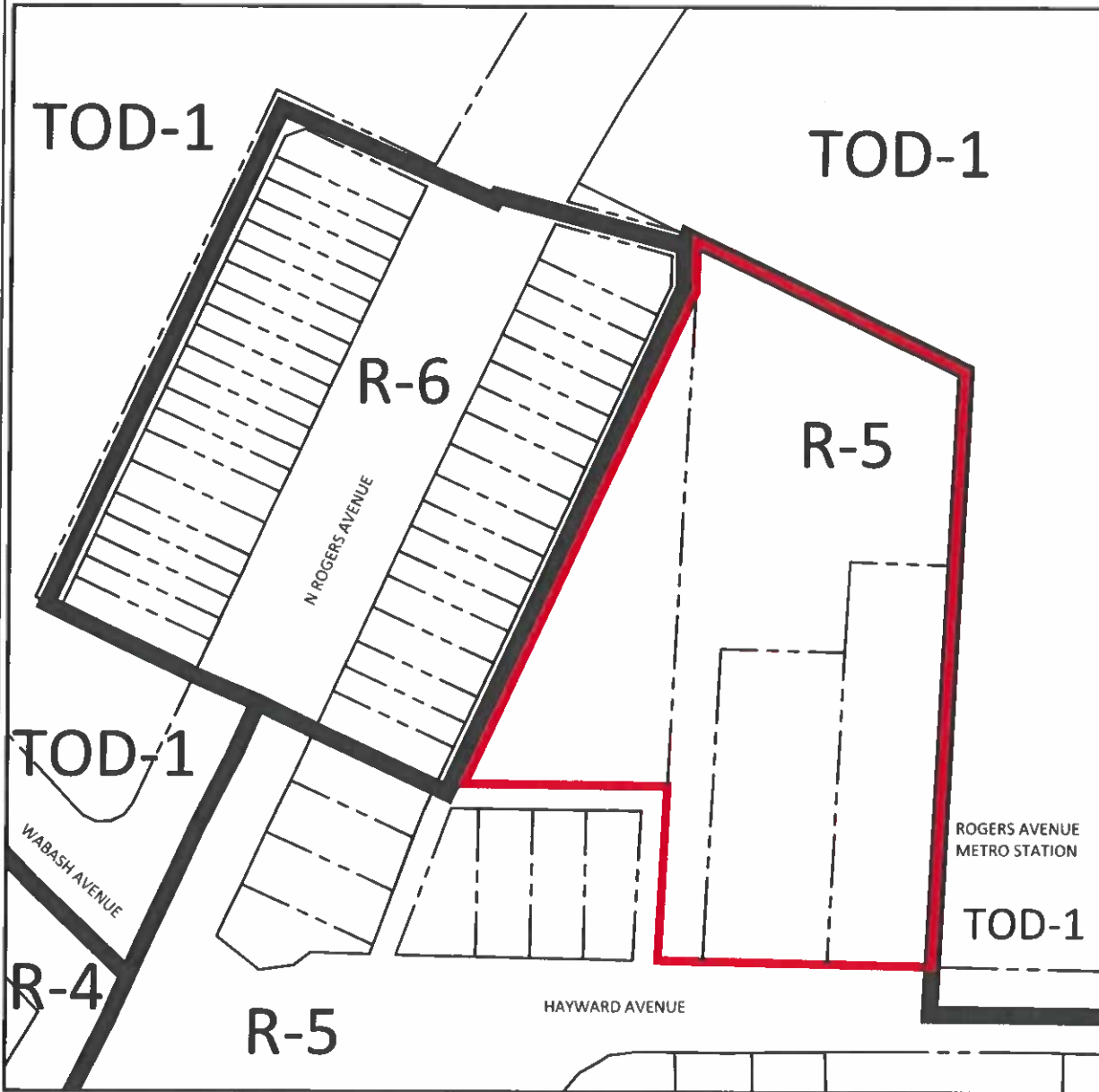
Approved for Form and Legal Sufficiency.

this 11th day of June, 2026



Chief Solicitor

SHEET NO. 11 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



NOTES:
IN CONNECTION WITH THE PROPERTIES KNOWN AS LOTS NO. 3, 3A, 3B, AND 31 ON BALTIMORE CITY BLOCK PLAT 4502-A. THE APPLICANT WISHES TO REQUEST TO REQUEST THE REZONING OF THE AFOREMENTIONED PROPERTY AND RIGHT-OF-WAY FROM R-5 ZONING TO TOD-1 ZONING, AS OUTLINED IN RED.

LEGEND:

— PROPERTY LINE
- - - ZONING BOUNDARY

WARD: 28 SECTION: 2
BLOCK: 4502-A LOT: 3, 3A, 3B, 31

HAYWARD AVENUE - ZONING PLAT

PROPERTY OWNER:		APPLICANT:	PREPARED BY:
4308 HAYWARD AVE. SIMMONS, EDWIN D 4308 HAYWARD AVE BALTIMORE MD 21215	4312 HAYWARD AVE. WILLIS, WINFIELD LEWIS, PATRICIA R 4310 HAYWARD AVE BALTIMORE, MD. 21215	BULL ROGERS STATION, LLC 2816 HILLSDALE RD, BALTIMORE, MD 21207	CITYSCAPE ENGINEERING, LLC 3600 CLIPPER MILL RD SUITE 214 BALTIMORE, MD 21211 PHONE: 410-601-3290
4310 HAYWARD AVE. WILLIS, WINFIELD LEWIS, PATRICIA R 2816 HILLSDALE RD BALTIMORE, MD. 21207			


MAYOR


PRESIDENT CITY COUNCIL

DATE: 10/2025