



Oct 29, 2025

VIA ELECTRONIC MAIL

The Honorable Isaac Schleifer
Baltimore City Council
City Hall, 5th Floor
100 North Holliday Street
Baltimore, Maryland 21202
isaac.schleifer@baltimorecity.gov

Re: Rezoning – 4308 Hayward Ave, 4310 Hayward Ave, 4312 Hayward Ave, Lot 31

Dear Councilman Schleifer:

On behalf of my client, Bull Rogers Station LLC, I write to request that you, as the Councilmember for the 5th Councilmanic District, introduce a City Council bill to rezone the properties known as 4308 Hayward Ave, 4310 Hayward Ave, 4312 Hayward Ave, Lot 31 (the "Properties") from the R-5 Zoning District to the TOD-1 Zoning District. In furtherance of this request, the following is submitted:

1. A draft of the City Council bill to rezone the Property;
2. A rezoning plat showing the property to be rezoned outlined in red;
3. A completed Statement of Intent for the City Council bill;
4. A letter of support for the proposed rezoning from the Hilltop 4100 Community Association; and
5. A letter of support for the proposed rezoning from the Maryland Department of Transportation.

I am simultaneously transmitting these documents electronically to Mr. Ben Guthorn in the Department of Legislative Reference and Mr. Eric Tiso in the Department of Planning and would be happy to provide hard copies if necessary.

Thank you in advance for your assistance and please do not hesitate to contact me if there is any further information you need.



Enclosures

cc: Mr. Ben Guthorn, Department of Legislative Reference
(via electronic mail w/enclosures)
Mr. Eric Tiso, Department of Planning
(via electronic mail w/enclosures)
Bull Rogers Station, LLC
(via electronic mail w/enclosures)

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

Introduced by: Councilman Isaac Schleifer
At the request of: Bull Rogers Station, LLC
Address: c/o Winfield Willis
2816 Hillsdale Rd
Baltimore, Maryland 21207
Telephone: 443-825-0363

Introduced and read first time: _____

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 4308 Hayward Ave, 4310 Hayward Ave, 4312 Hayward Ave, Lot 31

FOR the purpose of changing the zoning for the properties known as 4308 Hayward Ave (Block 4502A, Lot 003), 4310 Hayward Ave (Block 4502A, Lot 003A), 4312 Hayward Ave (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)

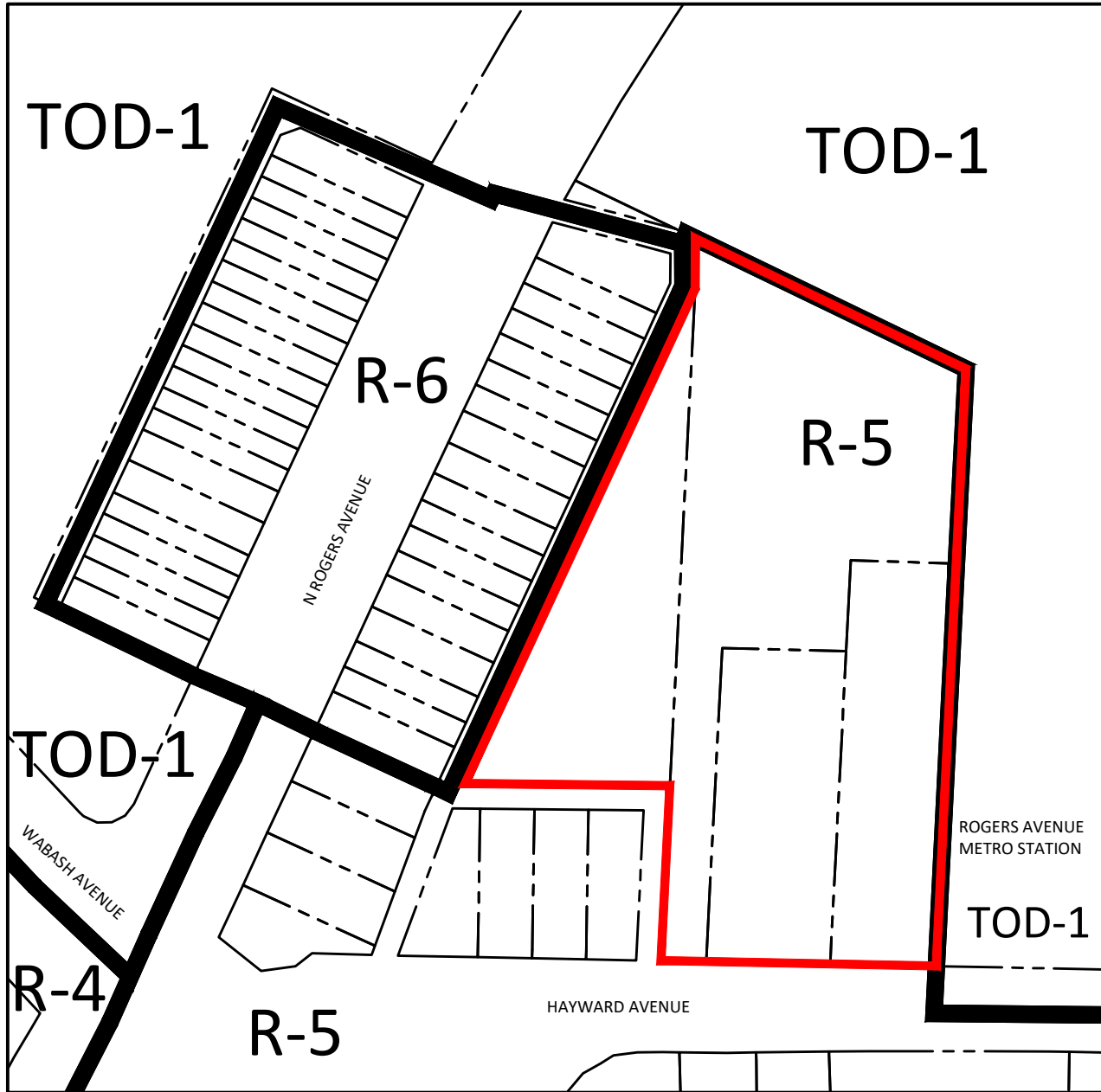
SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet __ of the Zoning District Maps is amended by changing from the R- 5 Zoning District to the TOD-1 Zoning District the properties known as 4308 Hayward Ave (Block 4502A, Lot 003), 4310 Hayward Ave (Block 4502A, Lot 003A),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

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of

18 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
19 the Zoning Administrator.

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

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.


0' 50' 100' 200'
SCALE 1" = 100'

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

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
City Hall, Suite 626
Baltimore, Maryland 21202

Phone: (410) 396-4730
Email: ben.guthorn@baltimorecity.gov

01. Property Information.

Property Address: 4308-4312 Haward Ave and Lot 31 (See attached list)		Block: 4502A	Lot: 003, 003A, 003B, 031
City: Baltimore	State: MD	Zip Code: 21215	

02. Applicant's Contact Information.

First Name: Winfield		Last Name: Willis	
Mailing Address: 2818 Hillsdale Rd			
City: Baltimore	State: MD	Zip Code: 21207	
Telephone Number: 443-825-0362		Email Address: win.willis@bulldevco.com	

03. Agency.

Is the applicant acting as an agent for another? ☐

If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.

(Use an additional sheet if necessary.)

Corporate Entity: Bull Rogers Station, LLC

01	First Name: Winfield	Last Name: Willis
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Mailing Address: 2818 Hillsdale Rd

City: Baltimore	State: MD	Zip Code: 21207
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02	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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04. Current Property Owner's Contact Information (if different than applicant).

First Name: Please see the attached list	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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Telephone Number:	Email Address:
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05. Property Acquisition.

Date the property was acquired by the current owner: See Attached

Deed Reference	Liber/Book:	Folio/Page:
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06. All Proposed Zoning Changes for the Property.

Zoning District	Current Zoning District: R-5	Requested Zoning District: TOD-1
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Conditional Use	Existing Use:	Proposed Conditional Use:
	Please describe all intended uses of the Property:	

Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.

Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
	Proposed Number of Units:	
	Gross Square Footage of Building: (Not including basement area)	
	Unit 01	Gross Sq./Ft:
	Unit 02	Gross Sq./Ft:
	Unit	Gross Sq./Ft:
	Unit	Gross Sq./Ft:

(Add additional units as needed.)

ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(b) Existing dwelling.

(1) The existing dwelling must be:

(i) a structure originally constructed as a single-family dwelling; and

(ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

(1) 1-bedroom unit: 750 square feet.

(2) 2-bedroom unit: 1,000 square feet.

(3) 3- or more bedroom unit: 1,250 square feet.

*Please note that one off-street parking space is required per each dwelling unit added.

07. Contract Contingency.

Is there a purchase contract contingent on the requested legislative authorization? **No**

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

(Add additional parties as needed.)

1ST PARTY

First Name: **Edwin**

Last Name: **Simmons**

Mailing Address: **4308 Hayward Ave**

City: **Baltimore**

State: **MD**

Zip Code: **21215**

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

Contract Attached

08. Affidavit.

I, Winfield Willis, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

Winfield Willis
Applicant's Signature

10/1/2025

Date

HILLTOP 4100 NEIGHBORHOOD ASSOCIATION
Baltimore, Maryland 21215
"There's Unity in the Hilltop Community"

April, 2025

**Councilman,
Isaac Schleifer
District 5
Baltimore City Council**

Re: 4308 Hayward Ave, 4310 Hayward Ave, 4312 Hayward Ave, Lot 31

Dear Councilman Schleifer:

Please accept this letter on behalf of Hilltop 4100 Neighborhood Association in support of the rezoning of 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue and Lot 31 (the "Properties") from the R-5 District to the TOD-1 District. At the present, the Properties are improved by a vacant two vacant lots and two single family dwellings. The proposed "250" unit multi family dwelling will be transit oriented development once complete, provide additional transit friendly housing options for community members, and encourage investment in the neighborhood. Under the current R-5 designation, the Property's redevelopment potential is greatly limited. Rezoning the lot to the TOD-1 District will facilitate redevelopment and benefit the Woodmere community as a whole.

Yours truly,

**Minerva C. Eaton
President, Hilltop 4100 Neighborhood Association**



Wes Moore
Governor

Aruna Miller
Lieutenant Governor

Samantha J. Biddle
Acting Secretary

October 22, 2025

Councilman, Isaac Schleifer
Baltimore City Council - District 5

RE: MDOT's support for rezoning of 4308 Hayward Avenue, 4310 Hayward Avenue, 4312 Hayward Avenue, Lot 31 Baltimore City, Maryland 21215

Dear Councilman Schleifer,

The Maryland Department of Transportation (MDOT) supports the proposed rezoning from R-5 to TOD-1 for 4308, 4310, and 4312 Hayward Avenue and Lot 31, located adjacent to Maryland Transit Administration (MTA) property at the Rogers Avenue Metro Station.

The rezoning aligns with Governor Moore's 2024 State Plan, the *Housing Starts Here* Executive Order, and MDOT's Transit-Oriented Development (TOD) goals to increase transit ridership, expand housing near transit stations, and improve station access and connectivity. TOD-1 zoning will enable a greater mix of uses and higher-density development next to transit, helping to maximize the return on the State's planned \$2 billion investment in MTA's core service area, including new metro railcars. Together, these actions advance Maryland's commitment to compact, walkable communities that reduce congestion, drive economic growth, and enhance access to transit.

The Rogers Avenue Metro Station is an identified TOD priority for MDOT. In July, MDOT completed a TOD Site Strategy confirming the site's feasibility for TOD. Following this work, MDOT and the City have begun discussions to pursue formal TOD designation in recognition of the site's strong development potential and alignment with State priorities. MDOT is now advancing due diligence activities and anticipates a future solicitation of its land owned adjacent to the station following community and stakeholder engagement.

We respectfully request your consideration and approval of the proposed zoning as it will facilitate a future mixed use project which aligns with the broader goals of TOD across the State.

Thank you for your consideration.

Sincerely,

Signed by:
A stylized signature of Joe McAndrew in black ink, enclosed within a blue rounded rectangular border.

2AD366FD390A40A...
Joe McAndrew
Assistant Secretary
Maryland Department of Transportation