



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	March 12, 2025
SUBJECT	25-0022 Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0022 Zoning – R-8 Zoning District – Conditional Use – Maximum Building Height – Variances – 1121 Bayard Street for the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0022 would grant variances from regulations pertaining to maximum building height, rear-yard setback, and maximum lot coverage on the property known as 1121 Bayard Street. If approved, this Bill will take effect on the day of its enactment.

SUMMARY OF POSITION

At its regular meeting of February 27, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that these variances related to the construction of a single-family dwelling on a property originally containing two separate lots. Following a gas explosion in November 2022 that destroyed the two dwellings located within them, the lots were consolidated into a single parcel, now known as 1121 Bayard Street. The report also noted that this development would be in accord with the 2024 Comprehensive Master Plan for the City and the Southwest Partnership Vision Plan, both of which seek to increase home ownership and housing stock within the area. Additionally, the report found that the approval standards for the variances were met through the hardship of the lot's unusually shallow depth of 60 feet.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but does fall within a Community Development Zone and the Southwest Impact Investment Area. This conditional use conversion may benefit the Washington Village community by returning a vacant lot to productive use and increasing home ownership within the community.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.