

CITY OF BALTIMORE
COUNCIL BILL 23-0361
(First Reader)

Introduced by: Councilmember Bullock
At the request of: c/o Olufisayo Oketunji; OKET Development LLC
Address: 8502 Rehoboth Court, Vienna, Virginia 22182
Telephone: (301) 335-9225

Introduced and read first time: February 27, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1613 Edmondson Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as
7 1613 Edmondson Avenue (Block 122, Lot 025), as outlined in red on the accompanying plat.

8 BY authority of

9 Article - Zoning

10 Sections §§ 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-703(f), 9-701(2), 16-203,
11 and 16-602 (Table 16-406)

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 2 dwelling units in
16 the R-8 Zoning District on the property known as 1613 Edmondson Avenue (Block 122,
17 Lot 025), 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 building
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 from the requirements of
22 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
23 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning
24 District, is 1,500 square feet, and the lot area size is 1,472.5 square feet, thus requiring a variance
25 of 1.8%.

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 pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

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

13 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
14 after the date it is enacted.