

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 23-0343

Introduced by: Councilmember Cohen
At the request of: ADW1, LLC c/o Garrett Adler
Address: 841 E. Fort Ave., #277, Baltimore, MD 21230
Telephone: (410) 458-0977
Introduced and read first time: January 23, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 16, 2023

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
3 Dwelling Units in the R-8 Zoning District – Variances –
633 South Montford Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat; and granting ~~a variance~~ variances from certain bulk regulations (lot area size), and certain off-street parking requirements.

BY authority of
Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),
16-203, and 16-602 (Table 16-406: Required Off-Street Parking)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the rear yard setback requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum rear yard setback requirement for a Dwelling: Multi-Family, in the R-8 Zoning District, is 25 feet, and the rear yard setback is 16 feet, thus requiring a variance of 36%.

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

5 ~~SECTION 3~~ **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity
6 of the accompanying plat and in order to give notice to the agencies that administer the City
7 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City
8 Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign
9 the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat
10 to the 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 4~~ **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on
14 the 30th day after the date it is enacted.

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Certified as duly passed this 30 day of October, 2023



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 30 day of October, 2023



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City