

CITY OF BALTIMORE
ORDINANCE 23-281
Council Bill 23-0361

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

Committee Report: Favorable
Council action: Adopted
Read second time: October 16, 2023

AN ORDINANCE CONCERNING

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

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

BY authority of

Article - Zoning

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

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

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 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.

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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



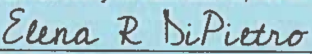
Chief Clerk

Approved this 4th day of December, 20 23



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 2nd Day of November, 2023.



Chief Solicitor