

CITY OF BALTIMORE
ORDINANCE **24-333**
Council Bill 23-0470

Introduced by: Councilmember Bullock
At the request of: Glenn Curtis Rogers Jr.
Address: 3113 Baker Street, Baltimore, Maryland, 21216
Telephone: (443) 822-1669
Introduced and read first time: December 4, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, as amended
Council action: Adopted
Read second time: April 8, 2024

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **4 3 Dwelling Units in the R-8 Zoning District – Variances –**
3 **704 North Gilmor Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit into 4 3 dwelling units in the R-8 Zoning District on the property known as
6 704 North Gilmor Street (Block 0098, Lot 016), as outlined in red on the accompanying plat;
7 granting variances from certain bulk regulations (lot area size) and off-street parking
8 requirements; and providing for a special effective date.

9 BY authority of
10 Article - Zoning
11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f),
12 16-203, and 16-602 (Table 16-406)
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit into 4 3 dwelling units
17 in the R-8 Zoning District on the property known as 704 North Gilmor Street (Block 0098,
18 Lot 016), as outlined in red on the plat accompanying this Ordinance, in accordance with
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
20 complies with all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations) and 9-703(d), as the minimum lot size requirement for 4 3 dwelling units, in the
25 R-8 Zoning District, is ~~2,625~~ 1,875 square feet, and the lot area size is ~~1,708.50~~ 1,710 square
26 feet, thus requiring a variance of ~~34.91%~~ 8.8%.

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 date it is
14 enacted.

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Certified as duly passed this 15 day of April, 2024



President, Baltimore City Council


Certified as duly delivered to His Honor, the Mayor,

this 15 day of April, 2024



Chief Clerk

Approved this 24 day of April, 2024



Mayor, Baltimore City

A TRUE COPY
Michael Moiseyev
Director of Finance

the 1990s, the number of people aged 65 and over in the United States is projected to increase from 20 million to 35 million.

As the number of people aged 65 and over increases, the number of people aged 75 and over is also expected to increase. The number of people aged 75 and over is projected to increase from 10 million in 1990 to 15 million in 2010.

The number of people aged 85 and over is also expected to increase. The number of people aged 85 and over is projected to increase from 3 million in 1990 to 5 million in 2010.

The number of people aged 95 and over is also expected to increase. The number of people aged 95 and over is projected to increase from 1 million in 1990 to 2 million in 2010.

The number of people aged 100 and over is also expected to increase. The number of people aged 100 and over is projected to increase from 0.5 million in 1990 to 1 million in 2010.

The number of people aged 105 and over is also expected to increase. The number of people aged 105 and over is projected to increase from 0.2 million in 1990 to 0.5 million in 2010.

The number of people aged 110 and over is also expected to increase. The number of people aged 110 and over is projected to increase from 0.1 million in 1990 to 0.2 million in 2010.

The number of people aged 115 and over is also expected to increase. The number of people aged 115 and over is projected to increase from 0.05 million in 1990 to 0.1 million in 2010.

The number of people aged 120 and over is also expected to increase. The number of people aged 120 and over is projected to increase from 0.02 million in 1990 to 0.05 million in 2010.

The number of people aged 125 and over is also expected to increase. The number of people aged 125 and over is projected to increase from 0.01 million in 1990 to 0.02 million in 2010.

The number of people aged 130 and over is also expected to increase. The number of people aged 130 and over is projected to increase from 0.005 million in 1990 to 0.01 million in 2010.

The number of people aged 135 and over is also expected to increase. The number of people aged 135 and over is projected to increase from 0.002 million in 1990 to 0.005 million in 2010.

The number of people aged 140 and over is also expected to increase. The number of people aged 140 and over is projected to increase from 0.001 million in 1990 to 0.002 million in 2010.

The number of people aged 145 and over is also expected to increase. The number of people aged 145 and over is projected to increase from 0.0005 million in 1990 to 0.001 million in 2010.

The number of people aged 150 and over is also expected to increase. The number of people aged 150 and over is projected to increase from 0.0002 million in 1990 to 0.0005 million in 2010.

The number of people aged 155 and over is also expected to increase. The number of people aged 155 and over is projected to increase from 0.0001 million in 1990 to 0.0002 million in 2010.

The number of people aged 160 and over is also expected to increase. The number of people aged 160 and over is projected to increase from 0.00005 million in 1990 to 0.0001 million in 2010.

The number of people aged 165 and over is also expected to increase. The number of people aged 165 and over is projected to increase from 0.00002 million in 1990 to 0.00005 million in 2010.

The number of people aged 170 and over is also expected to increase. The number of people aged 170 and over is projected to increase from 0.00001 million in 1990 to 0.00002 million in 2010.

The number of people aged 175 and over is also expected to increase. The number of people aged 175 and over is projected to increase from 0.000005 million in 1990 to 0.00001 million in 2010.

The number of people aged 180 and over is also expected to increase. The number of people aged 180 and over is projected to increase from 0.000002 million in 1990 to 0.000005 million in 2010.

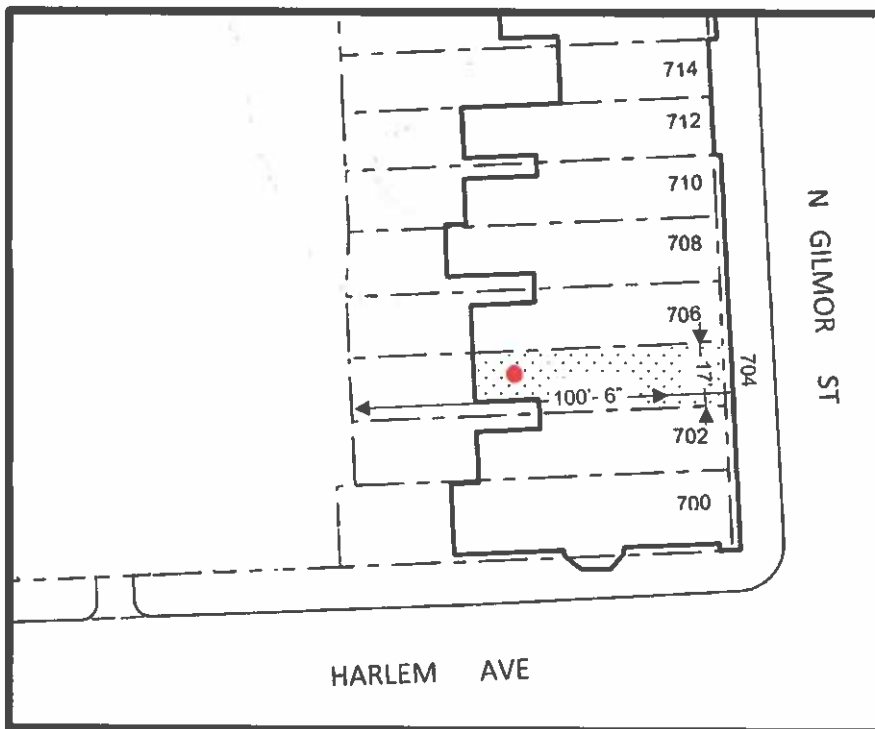
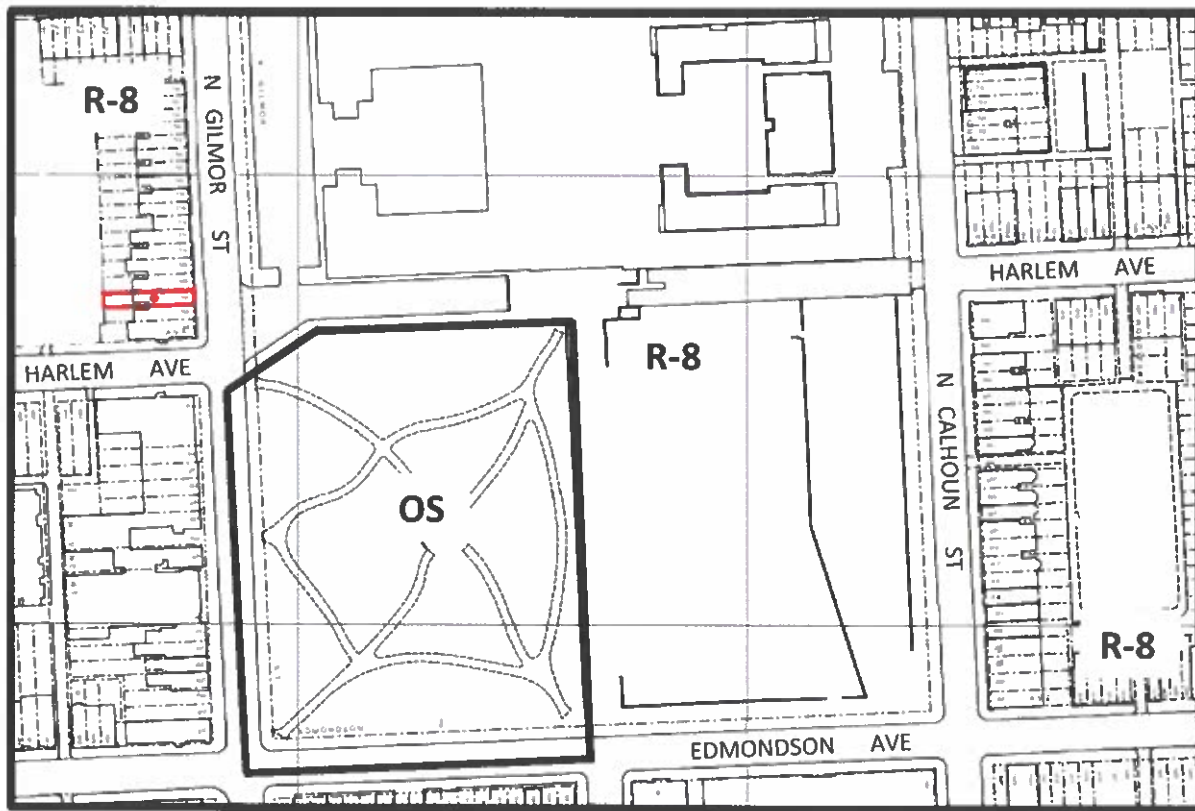
The number of people aged 185 and over is also expected to increase. The number of people aged 185 and over is projected to increase from 0.000001 million in 1990 to 0.000002 million in 2010.

The number of people aged 190 and over is also expected to increase. The number of people aged 190 and over is projected to increase from 0.0000005 million in 1990 to 0.000001 million in 2010.

The number of people aged 195 and over is also expected to increase. The number of people aged 195 and over is projected to increase from 0.0000002 million in 1990 to 0.0000005 million in 2010.

The number of people aged 200 and over is also expected to increase. The number of people aged 200 and over is projected to increase from 0.0000001 million in 1990 to 0.0000002 million in 2010.

**SHEET NO. 54 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Note:

In Connection With The Property Known As No. 704 NORTH GILMOR STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Four Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 10
BLOCK 98 LOT 16

Brandon M. Scott 04/24/2024

MAYOR

[Signature] 4-15-24

PRESIDENT CITY COUNCIL

Scale: 1" = 50'

RPE 5-24-23

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