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

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

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

BY authority of
Article - Zoning
Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f), 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 into ~~4~~ 3 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmor Street (Block 0098, Lot 016), 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) and 9-703(d), as the minimum lot size requirement for ~~4~~ 3 dwelling units, in the R-8 Zoning District, is ~~2,625~~ 1,875 square feet, and the lot area size is ~~1,708.50~~ 1,710 square 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.

SECTION 3. 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 for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

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

SECTION 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Council Bill 23-0470

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

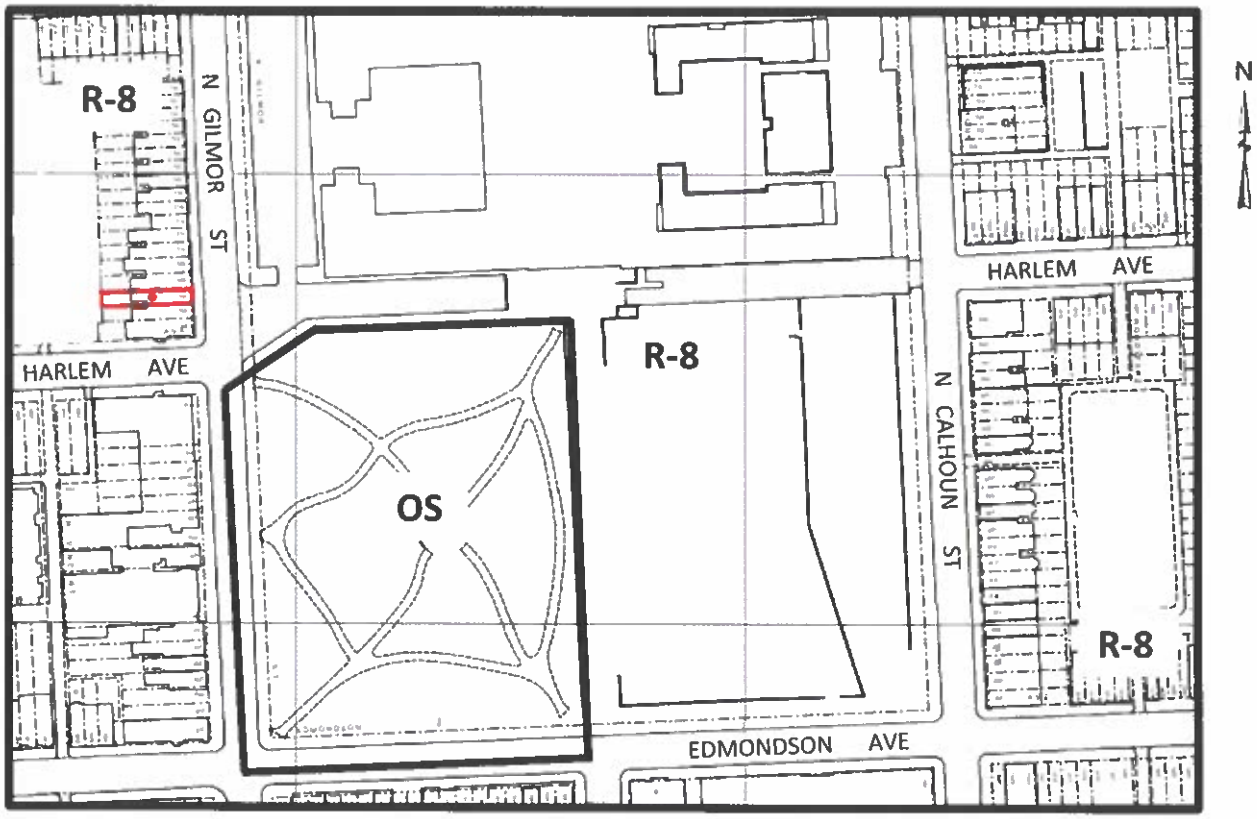
Approved this 24 day of April, 2024

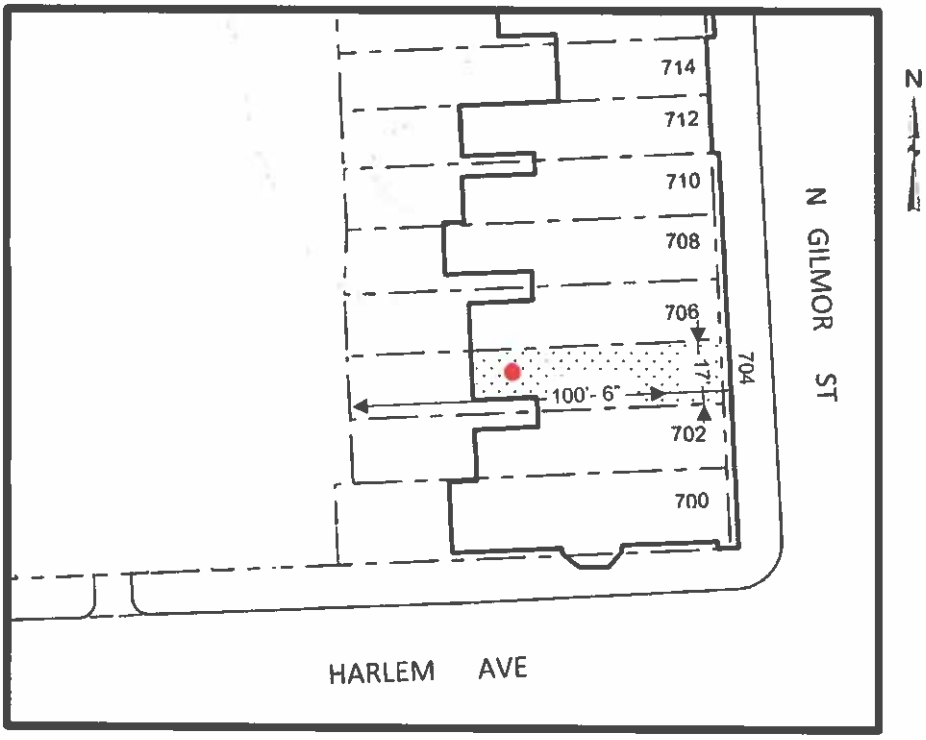
Brandon M. Scott

Mayor, Baltimore City

A TRUE COPY
Michael Moiseyev
Director of Finance

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





Scale: 1" = 50'

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

4-15-24
PRESIDENT CITY COUNCIL

RPE 5-24-23

24-333