

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0469**

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Introduced by: Councilmember Bullock  
At the request of: AMG Investing LLC; Althea Granger  
Address: 16308 Tortola Drive, Accokeek, Maryland 20607  
Telephone: (301) 659-5530  
Introduced and read first time: December 4, 2023  
Assigned to: Economic and Community Development Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: September 30, 2024

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variances –  
1014 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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

BY authority of  
Article - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
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 1014 Edmondson Avenue (Block 0115, Lot 037), 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 2 dwelling units, in the R-8 Zoning District, is 1,500 square feet, and the lot area size is 1,360 square feet, thus requiring a variance of 9.3%.

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

9       **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
10 enacted.

**Council Bill 23-0469**

Certified as duly passed this 7 day of October, 2024



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President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this 7 day of October, 2024



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Chief Clerk

Approved this 18 day of October, 2024



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Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
this 8th day of October, 2024



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Chief Solicitor