

**CITY OF BALTIMORE**  
**COUNCIL BILL 24-0515**  
**(First Reader)**

---

Introduced by: Councilmember Bullock

At the request of: Andy Charles

Address: 4540 Manorview Road

Baltimore, Maryland 21229

Telephone: (973) 799-3407

Introduced and read first time: April 8, 2024

Assigned to: Economic and Community Development Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Fire Department

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2**  
3 **Dwelling Units in the R-8 Zoning District – Variances – 223 South Stricker Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property know as 223  
6 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat;  
7 granting variances to 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 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d) and (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 establishment, maintenance, and operation conversion of a single-  
17 family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 223  
18 South Stricker Street (Block 264, Lot 19), as outlined in red on the plat accompanying this  
19 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to  
20 the condition that the building complies with all applicable federal, state, and local licensing and  
21 certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 24-0515**

1       **SECTION 2. 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 from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
4 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in the R-8  
5 Zoning District, is 1,500 square feet, and the lot area size is 1,190 square feet, thus requiring a  
6 variance of 20.6%.

7       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
9 requirements of §§ 9-703(d), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking)  
10 for off-street parking.

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

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