

**CITY OF BALTIMORE  
COUNCIL BILL 22-0203  
(First Reader)**

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Introduced by: Councilmember Torrence

At the request of: Sean Pennie

Address: 2223 Callow Ave., Baltimore, MD 21217

Telephone: (443) 802-8990

Introduced and read first time: March 7, 2022

Assigned to: Economic and Community Development Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units**  
3 **in the R-8 Zoning District – 2223 Callow Avenue**

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 known as 2223  
6 Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Sections 5-201(a) and 9-701(2)

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
14 the R-8 Zoning District on the property known as 2223 Callow Avenue (Block 3446, Lot 64), as  
15 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
16 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
17 all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
25 the Zoning Administrator.

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

**Council Bill 22-0203**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.