

CITY OF BALTIMORE
ORDINANCE 24 - 329
Council Bill 23-0437

Introduced by: Councilmember Costello

At the request of: Leon Batie Jr.

Address: c/o AB Associates, Chase Hoffberger

225 E. Redwood St., Suite 400G

Baltimore, Maryland 21202

Telephone: (512) 536-0763

Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendment

Council action: Adopted

Read second time: March 4, 2024

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
2 **to 3 Dwelling Units in the R-8 Zoning District – Variances –**
3 **1600 South Charles Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600
6 South Charles Street (Block 1013, Lot 065), as outlined in red on the accompanying plat;
7 granting variances from certain bulk regulations (lot area size), off street parking
8 requirements, and gross floor area per unit type requirements; and affirming the existing
9 structure as a lawfully continuing nonconforming structure.

10 BY authority of

11 Article - Zoning

12 Section(s) ~~5-201(a) and 9-701(2)~~, 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c),
13 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406)

14 Baltimore City Revised Code

15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
18 the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013,
19 Lot 065), as outlined in red on the plat accompanying this Ordinance, in accordance with
20 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
21 complies with all applicable federal, state, and local licensing and certification requirements.

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 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 3 dwelling units, in the R-8
5 Zoning District, is 1,875 square feet, and the lot area size is 1,280 square feet, thus requiring a
6 variance of 31.73%.

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(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
10 off-street parking.

11 **SECTION 4. And be it further ordained,** That pursuant to the authority granted by
12 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
13 requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for
14 each 2-bedroom unit, and 2 of the 3 proposed 2-bedroom units contain 816 and 869 square feet,
15 respectively.

16 **SECTION 5. And be it further ordained,** That pursuant to the authority granted by
17 § 18-202 of Article 32 - Zoning, it is affirmed that the existing structure remains a lawfully
18 existing nonconforming structure based upon existing lot coverage (Table 9-401) and existing
19 interior side yard and rear yard setbacks (Table 9-401 and § 15-403(a)).

20 **SECTION 2- SECTION 6. AND BE IT FURTHER ORDAINED,** That as evidence of the
21 authenticity of the accompanying plat and in order to give notice to the agencies that administer
22 the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
23 City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall
24 sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the
25 plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the
26 Commissioner of Housing and Community Development, the Supervisor of Assessments for
27 Baltimore City, and the Zoning Administrator.

28 **SECTION 3-SECTION 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on
29 the 30th day after the date it is enacted.

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Certified as duly passed this 18 day of March, 2024




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 18 day of March, 2024



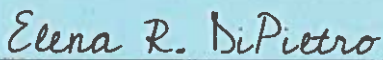
Chief Clerk

Approved this 24 day of April, 2024



Mayor, Baltimore City

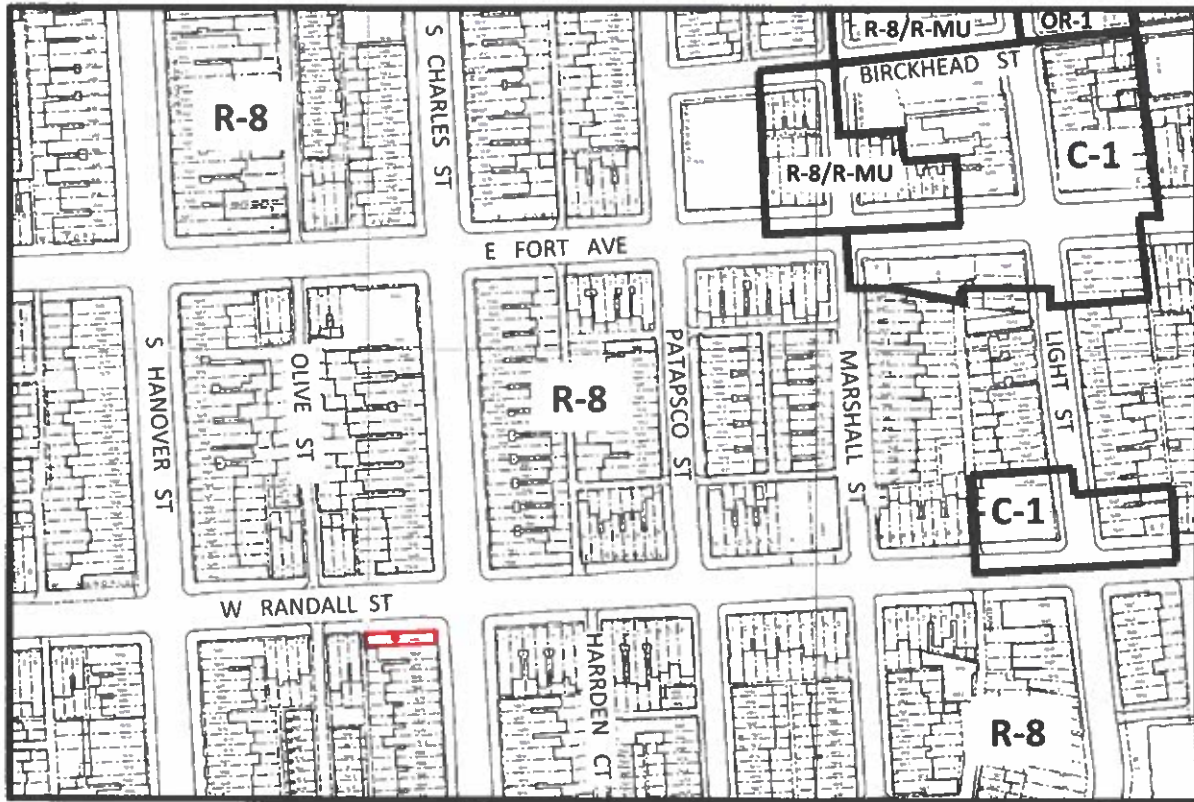
Approved for Form and Legal Sufficiency
This 19th Day of March, 2024.



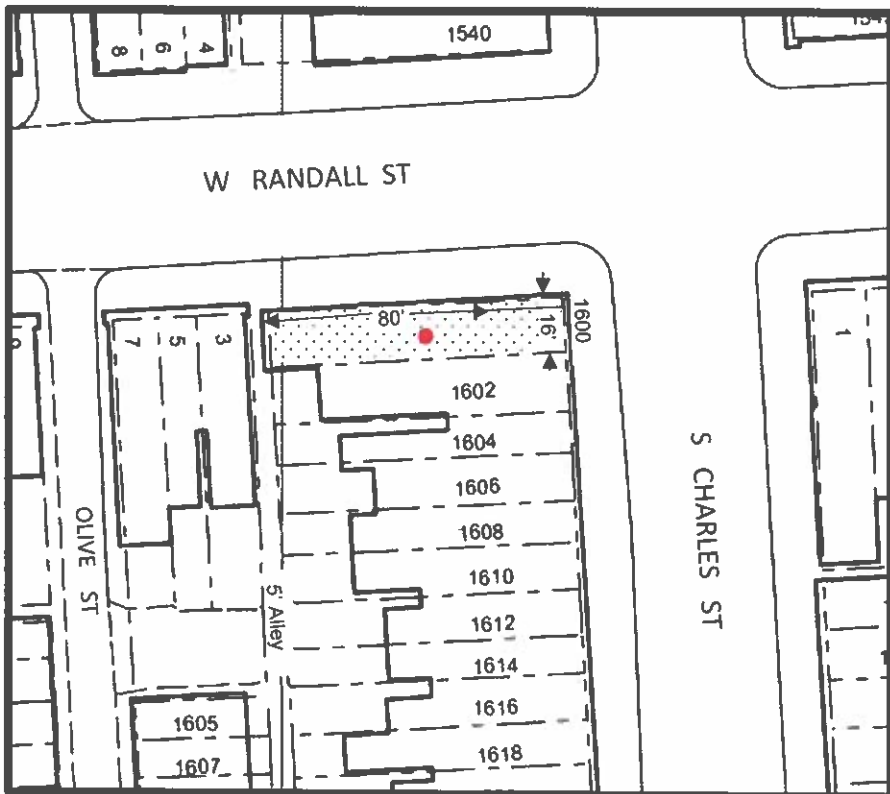
Chief Solicitor

A TRUE COPY
Michael Moiseyev
Director of Finance

**SHEET NO. 66 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1600 SOUTH CHARLES STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 23 SECTION 8

BLOCK 1013 LOT 65

Brandon A. Scott 04/24/2024
MAYOR

3-18-24 *[Signature]*
PRESIDENT CITY COUNCIL

RPE 9-18-23

Scale: 1" = 50'

