

CITY OF BALTIMORE
ORDINANCE 24-388
Council Bill 24-0495

Introduced by: Councilmember Bullock
At the request of: PBIH 1, LLC and Parity Baltimore Incorporated
Address: c/o Bree Jones
1014 West 36th Street, Unit 96
Baltimore, Maryland 21211
Telephone: (914) 484-3130
Introduced and read first time: February 26, 2024
Assigned to: Economic and Community Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: September 16, 2024

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**
2 **2 Dwelling Units in the R-8 Zoning District – Variances –**
3 **509, 511, and 516 North Carrollton Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of certain single-
5 family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known
6 as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue
7 (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined
8 in red on the accompanying plat; granting variances from off-street parking requirements; and
9 providing for a special effective date.

10 BY authority of
11 Article - Zoning
12 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:
13 Required Off-Street Parking)
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 certain single-family dwelling units to 2 dwelling
18 units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue
19 (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North
20 Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the plat accompanying this
21 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to
22 the condition that the buildings comply with all applicable federal, state, and local licensing and
23 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 for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

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

13 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on date it is
14 enacted.

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Certified as duly passed this 30 day of September, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 30 day of September, 2024



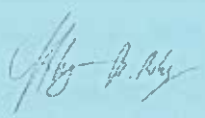
Chief Clerk

Approved this 2nd day of October, 2024



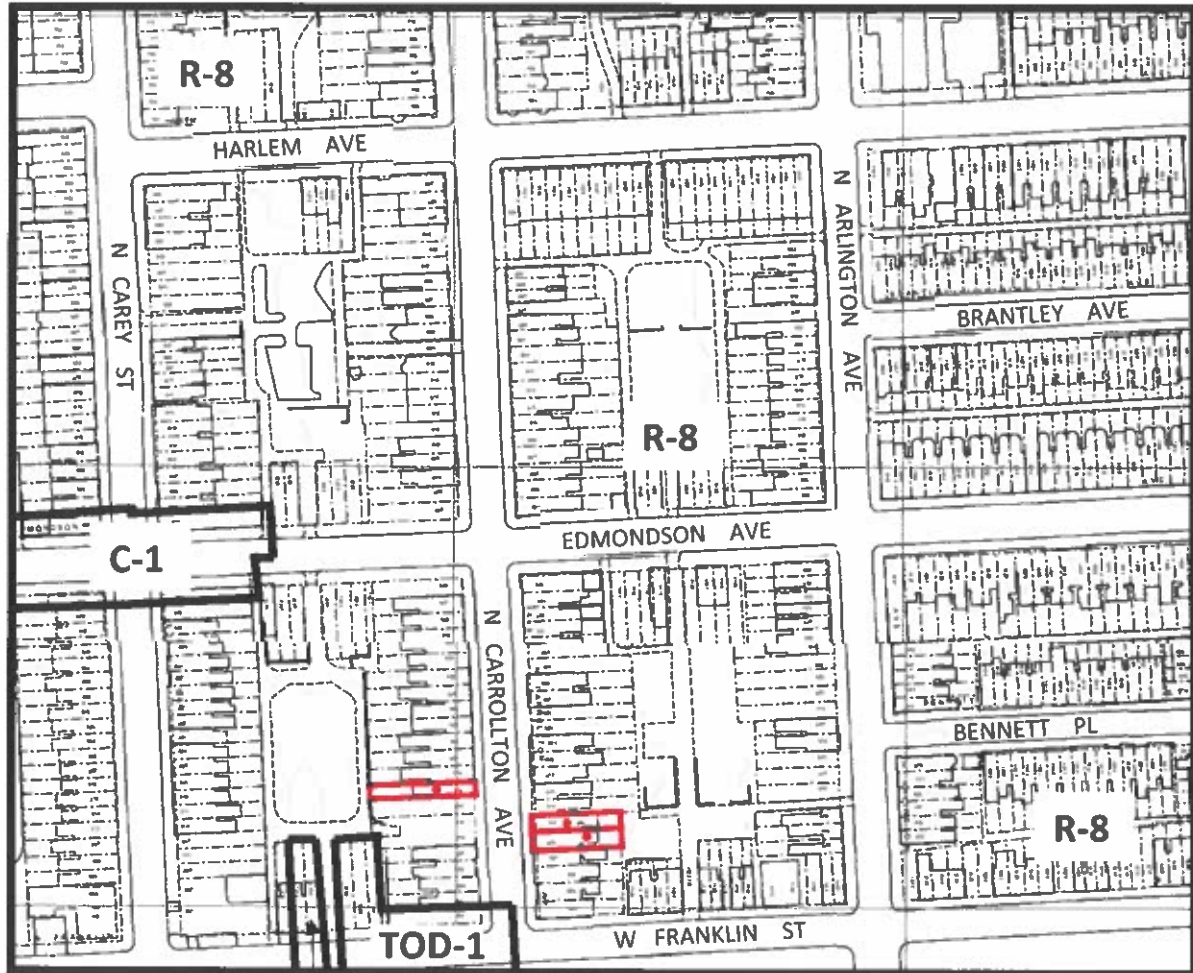
Mayor, Baltimore City

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



Chief Solicitor

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



Scale: 1" = 200'

In Connection With The Properties Known As Nos.

509 NORTH CARROLLTON AVE
WARD 18 SECTION 2
BLOCK 127 LOT 18

511 NORTH CARROLLTON AVE
WARD 18 SECTION 2
BLOCK 127 LOT 19

516 NORTH CARROLLTON AVE
WARD 18 SECTION 2
BLOCK 126 LOT 8

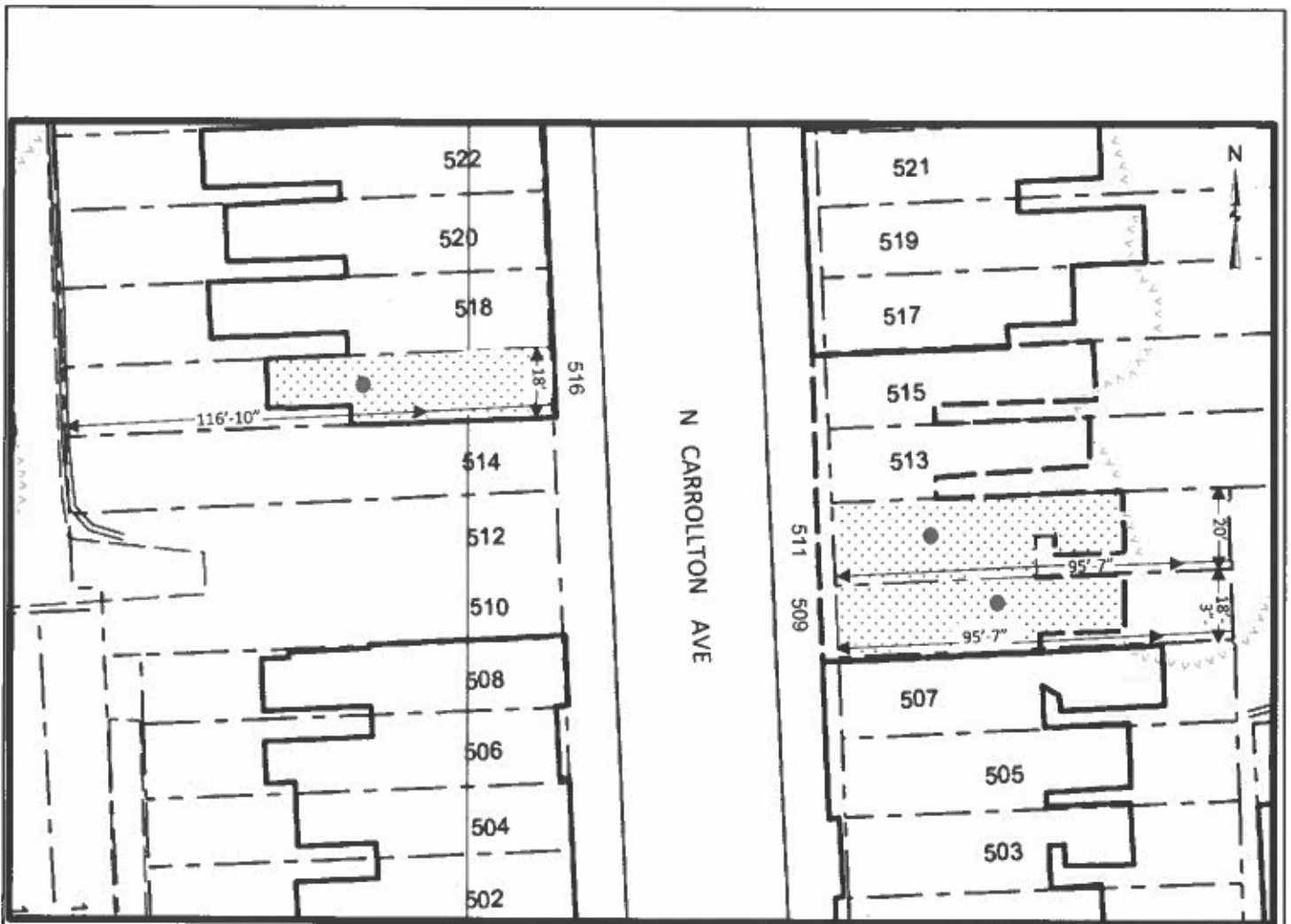
The Applicant Wishes To Request The Conditional Use
Conversion Of The Aforementioned Properties From A
Single-Family Dwelling Unit To A Duplex In The R-8
Zoning District, As Outlined In Red Above.

Brandon Scott 10-2-2024
MAYOR

[Signature] 9-30-24
PRESIDENT CITY COUNCIL

RPE 1-16-24

24 - 388



Scale: 1" = 40'

509 NORTH CARROLLTON AVENUE
 511 NORTH CARROLLTON AVENUE
 516 NORTH CARROLLTON AVENUE

Sheet #2

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