

**CITY OF BALTIMORE
COUNCIL BILL 25-0072
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Nathan Gorham

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Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units
3 Each in the R-8 Zoning District – 1703 and 1709 Edmondson 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 1703
6 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling
7 units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue
8 (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances
9 regarding off-street parking requirements; and providing for a special effective date.

10 BY authority of

11 Article 32 - 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 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 conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 1703 Edmondson Avenue (Block 0121,
18 Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the
19 property known as 1709 Edmondson Avenue (Block 0121, Lot 020) as outlined in red on the plat
20 accompanying this Ordinance (together, “the properties”), in accordance with Baltimore City
21 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings comply with
22 all applicable federal, state, and local licensing and certification requirements.

23 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
24 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance at the
25 properties from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required
26 Off-Street Parking) for off-street parking.

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

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