

**CITY OF BALTIMORE  
COUNCIL BILL 24-0571  
(First Reader)**

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Introduced by: Councilmember Stokes  
At the request of: ReBuild Johnston Square Phase 1 LLC  
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Introduced and read first time: July 22, 2024

Assigned to: Ways and Means Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**  
3 **to 2 Dwelling Units in the R-8 Zoning District – Variances**  
4 **730 East Preston Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 730  
7 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and  
8 granting variances from certain bulk regulations (lot area size), gross floor area per unit type,  
9 and off-street parking requirements; and providing for a special effective date.

10 BY authority of

11 Article 32 - Zoning  
12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and  
13 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 2 dwelling units in  
18 the R-8 Zoning District on the property known as 730 East Preston Street (Block 1142B,  
19 Lot 028), 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 structure  
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.

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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), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning  
5 District, is 1,500 square feet, and the lot area size is 1,400 square feet.

6       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
7 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the  
8 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for  
9 each 1-bedroom unit, and the proposed 1-bedroom unit will be less than 750 square feet of floor  
10 area.

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

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

23       **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
24 enacted.