

**CITY OF BALTIMORE**  
**COUNCIL BILL 25-0071**  
**(First Reader)**

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Introduced by: Councilmember Blanchard

At the request of: Basheer Abdalla

Address: 10904 Kathleen Court, Columbia, MD 21044

Telephone: 443-992-3989

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units**  
3 **in the R-8 Zoning District – Variances – 15 East West Street**

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 15 East  
6 West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a  
7 variance regarding certain bulk regulations (lot size area); and providing for a special  
8 effective date.

9 BY authority of

10 Article 32 - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2) and 9-703(d)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a certain single-family dwelling unit to 2 dwelling  
16 units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot  
17 046), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
23 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in  
24 the R-8 Zoning District is 1,500 square feet and the lot area size is 1,395 square feet, thus  
25 requiring a variance of 7%.

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

## **Council Bill 25-0071**

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.