

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 24-0587

Introduced by: Councilmember Stokes
At the request of: Antonio Womack; Dreambuilders Residential Solutions, LLC
Address: 3401 Sequoia Avenue, Baltimore, Maryland 21215
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Introduced and read first time: September 16, 2024
Assigned to: Ways and Means Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: December 2, 2024

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 4 3 Dwelling Units in the R-8 Zoning District – Variances
1817 North Broadway**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 3 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size), off-street parking requirements, and gross floor area per unit type requirements; and providing for a special effective date.

BY authority of
Article 32 - Zoning
Sections ~~5-201(a) and 9-701(2)~~ 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure 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 2,250 square feet, and the lot area size is 1,253 square feet, thus requiring a
6 variance of 44.34%.

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 750 square feet are required for
14 each 1-bedroom unit, and the existing structure contains approximately 600, 600, and 900 gross
15 square feet for each 1-bedroom unit, respectively, requiring variances for the two 600 square foot
16 units in the amount of 20% each from the standard.

17 **SECTION 2- 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
18 accompanying plat and in order to give notice to the agencies that administer the City Zoning
19 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
20 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
21 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
22 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
23 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
24 the Zoning Administrator.

25 **SECTION 3- 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date
26 it is enacted.

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Certified as duly passed this 2 day of December, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 2 day of December, 2024



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City