

CITY OF BALTIMORE
ORDINANCE **24-411**
Council Bill 24-0579

Introduced by: Councilmember Bullock
At the request of: There's No Place Like Home Enterprises LLC,
c/o Angelia Johnson and Willie Johnson, Jr.
Address: 10504 McGuire Way, Clinton, Maryland 20735
Telephone: (240) 935-6927
Introduced and read first time: August 26, 2024
Assigned to: Ways and Means Committee

Committee Report: Favorable
Council action: Adopted
Read second time: October 21, 2024

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
2 **to 2 Dwelling Units in the R-8 Zoning District – Variances –**
3 **523 North Calhoun 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
6 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying
7 plat; and granting variances from off-street parking requirements; and providing for a special
8 effective date.

9 BY authority of
10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
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 single-family dwelling unit to 2 dwelling units in
16 the R-8 Zoning District on the property known as 523 North Calhoun Street (Block 0125,
17 Lot 043), as outlined in red on the plat accompanying this Ordinance, in accordance with
18 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
19 complies 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 §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
23 off-street parking.

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.


Council Bill 24-0579

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.

Council Bill 24-0579

Certified as duly passed this 4 day of November, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 4 day of November, 2024



Chief Clerk

Approved this 27th day of November, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency

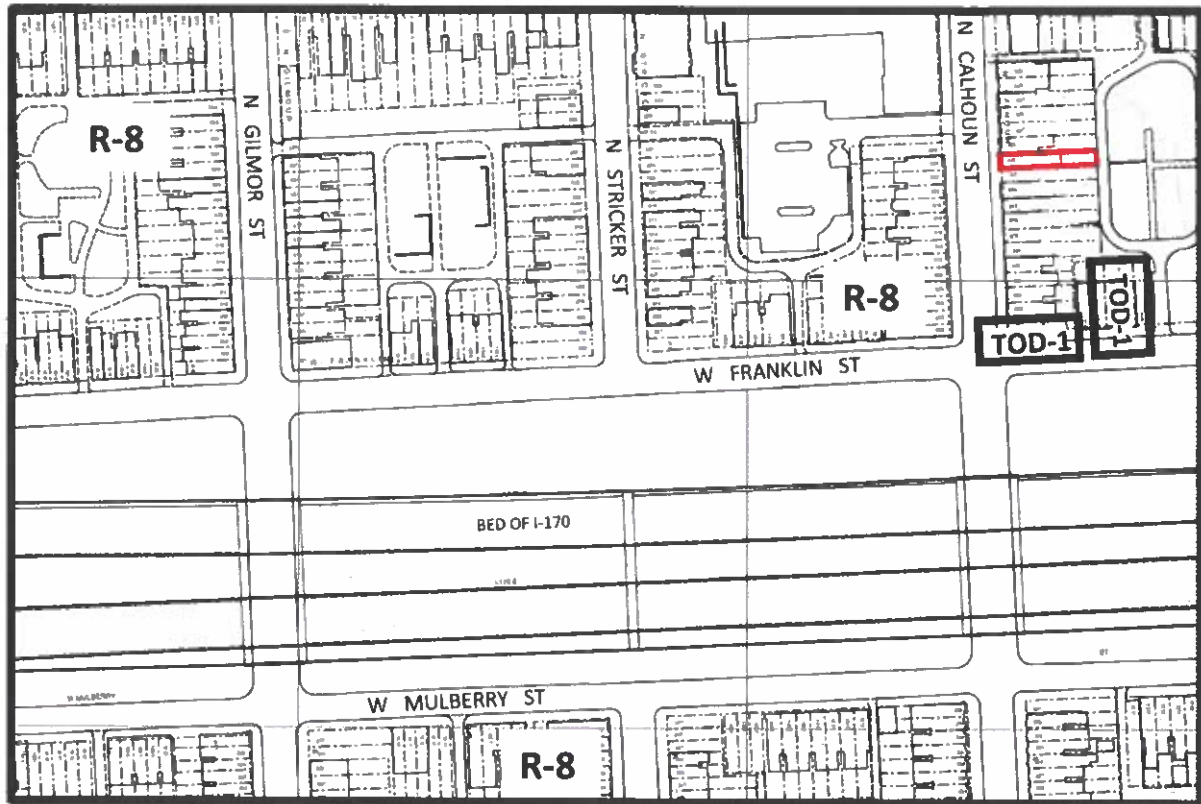
This 7th Day of November, 2024



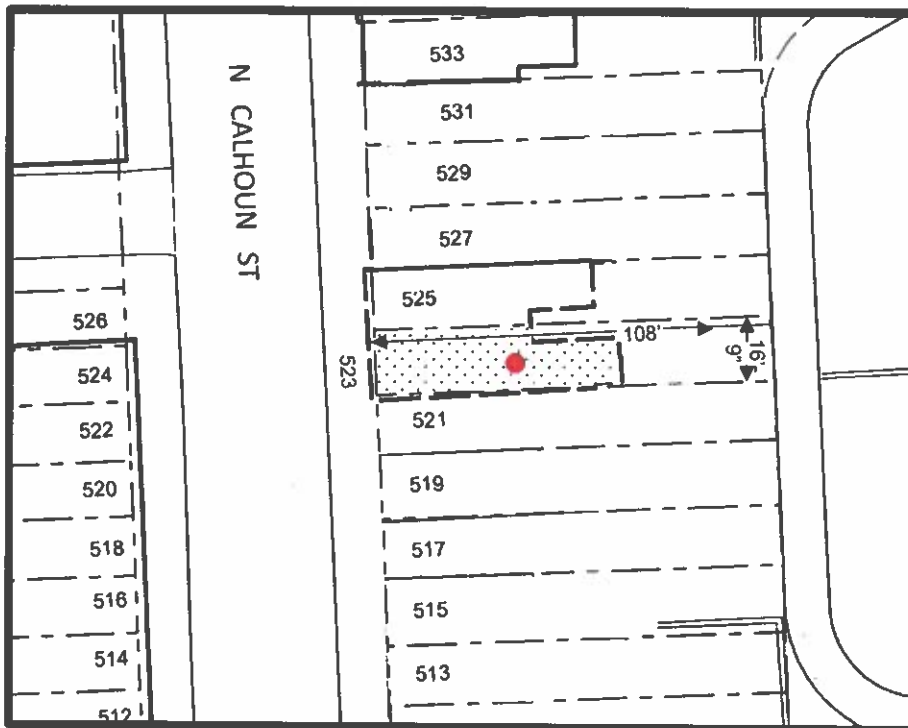
Chief Solicitor

Chief Solicitor

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



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 523 NORTH CALHOON STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 1
BLOCK 125 LOT 43

Brandon M. Scott 11-27-24

MAYOR

[Signature] 11-4-24

PRESIDENT CITY COUNCIL

24-411