

**CITY OF BALTIMORE
COUNCIL BILL 26-0154
(First Reader)**

Introduced by: Councilmember Jones
Introduced and read first time: February 23, 2026
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units**
3 **in the R-8 Zoning District – Variance – 1610 E Chase 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 1610 E
6 Chase Street (Block 1164B, Lot 016), 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 Sections 5-201(a), 5-305(a), 5-308, 9-401(Table 9-401), 9-701(2), and 9-703(b)
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 1610 E Chase Street (Block 1164B, Lot 016),
17 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property complies with
19 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(b), 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 approximately 1,088 square
25 feet, thus requiring a variance of 28%.

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

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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.