

CITY OF BALTIMORE
ORDINANCE 24-398
Council Bill 23-0469

Introduced by: Councilmember Bullock
At the request of: AMG Investing LLC; Althea Granger
Address: 16308 Tortola Drive, Accokeek, Maryland 20607
Telephone: (301) 659-5530
Introduced and read first time: December 4, 2023
Assigned to: Economic and Community Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: September 30, 2024

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **2 Dwelling Units in the R-8 Zoning District – Variances –**
3 **1014 Edmondson Avenue**

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying
7 plat; and granting a variance from certain bulk regulations (lot area size); and providing for a
8 special effective date.

9 BY authority of
10 Article - Zoning
11 Sections 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 single-family dwelling unit to 2 dwelling units in
16 the R-8 Zoning District on the property known as 1014 Edmondson Avenue (Block 0115,
17 Lot 037), 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 from the requirements of
22 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
23 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-8
24 Zoning District, is 1,500 square feet, and the lot area size is 1,360 square feet, thus requiring a
25 variance of 9.3%.

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 23-0469

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 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Council Bill 23-0469

Certified as duly passed this 7 day of October, 2024




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 7 day of October, 2024



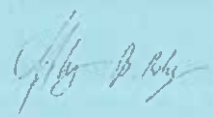
Chief Clerk

Approved this 18 day of October, 2024



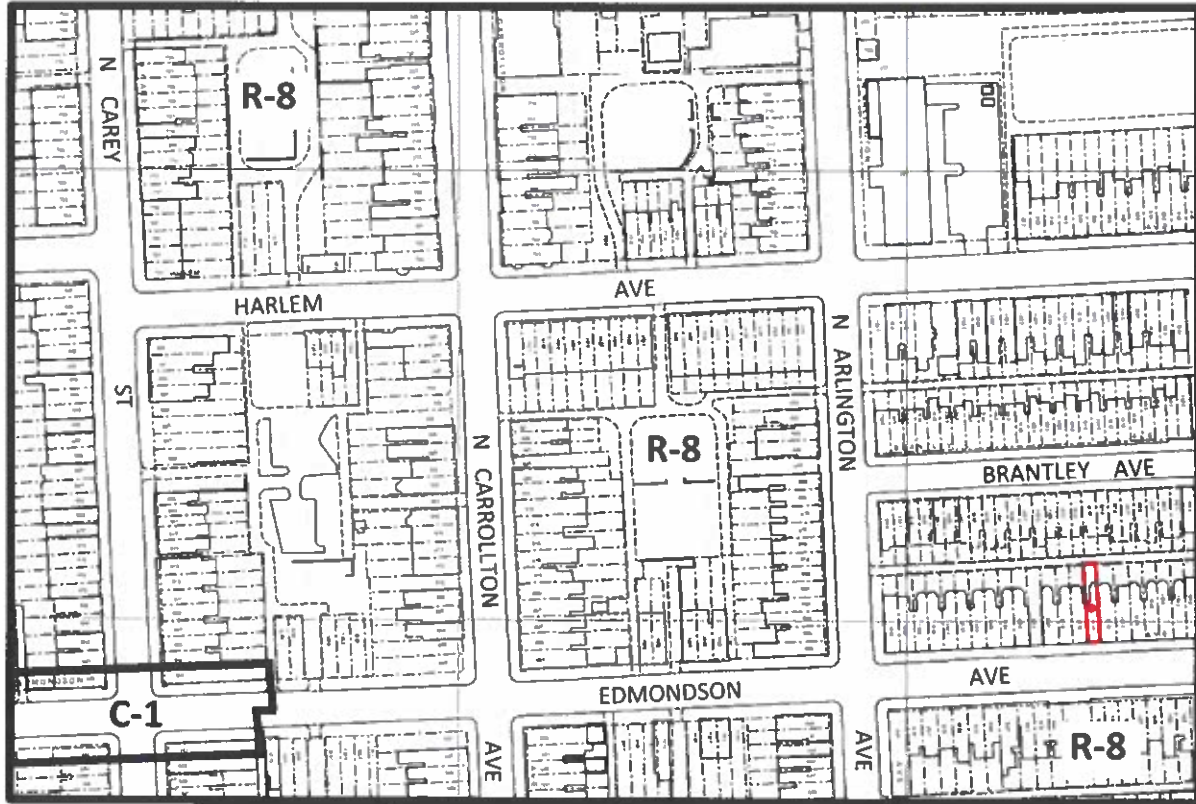
Mayor, Baltimore City

Approved for Form and Legal Sufficiency
this 8th day of October, 2024

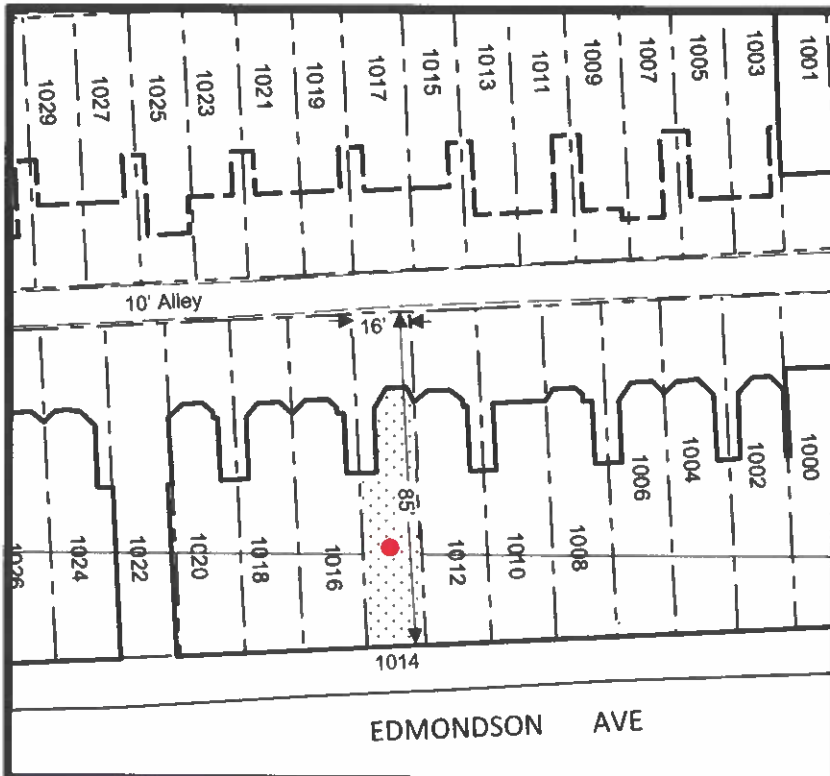


Chief Solicitor

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



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1014 EDMONDSON AVENUE. 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 16 SECTION 14
BLOCK 115 LOT 37

Andrew A. Scott 10-18-24
MAYOR

[Signature] 10-7-24
PRESIDENT CITY COUNCIL