

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 21-0185**

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Introduced by: Councilmember Torrence  
At the request of: Bashar Hijazi c/o Jack Street, L.L.C.  
Address: 4204 Plummers Promise Drive, Bowie, MD 20720  
Telephone: (301) 873-9991  
Introduced and read first time: December 6, 2021  
Assigned to: Economic and Community Development Committee  
Committee Report: Economic and Community Development Committee  
Council action: Adopted  
Read second time: April 4, 2022

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 8 6 Dwelling Units  
in the R-8 Zoning District – Variances – 2044 Walbrook Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 8 6 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, ~~and~~ off-street parking requirements; and, prohibiting the use of the basement level of the premises as dwelling units.

By authority of  
Article - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 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 8 6 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), 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 building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 8 6 dwelling units, in the R-8 Zoning District, is ~~5,625~~ 4,125 square feet, and the lot area size is 1,260 square feet.

**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 3. 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 for a variance from the  
3 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for  
4 each 1-bedroom unit, and each of the proposed bedroom units will be less than 750 square feet of  
5 floor area.

6       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
7 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
8 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
9 off-street parking.

10       **Section 5. And be it further ordained,** That use of the basement level of the premises as  
11 dwelling units is not authorized.

12       **SECTION 6 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
13 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
14 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
15 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
16 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
17 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
18 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
19 the Zoning Administrator.

20       **SECTION 7 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th  
21 day after the date it is enacted.

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Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City