

CITY OF BALTIMORE
ORDINANCE **23-226**
Council Bill 22-0322

Introduced by: Councilmember Bullock
At the request of: Van Brooks o/b/o Van Brooks Enterprises, LLC
Address: 1214 W. Lexington St., Baltimore, MD 21223
Telephone: (443) 453-8181
Introduced and read first time: December 5, 2022
Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: April 3, 2023

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 **1801 Hollins 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 1801
6 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and
7 granting variances from certain bulk regulations (lot area size) and off street parking
8 requirements.

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), 9-703(f), 16-203, and
12 16-602 (Table 16-406)
13 Baltimore City Revised Code
14 (Editon 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 1801 Hollins Street (Block 0225, Lot 001), as
18 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning
25 District, is 1,500 square feet, and the lot area size is ~~1,250 square feet~~ 875 square feet, thus
26 requiring a variance of ~~16.6%~~ 41%.

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 22-0322


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(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

5 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
6 accompanying plat and in order to give notice to the agencies that administer the City Zoning
7 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
8 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
9 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
10 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
11 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
12 the Zoning Administrator.

13 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
14 after the date it is enacted.

Council Bill 22-0322

Certified as duly passed this 17 day of April, 2023




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 17 day of April, 2023



Chief Clerk

Approved this 1^h day of June, 2022



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 21st Day of April, 2023.

Elena R DiPietro

Chief Solicitor