

**CITY OF BALTIMORE
COUNCIL BILL 23-0469
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: AMG Investing LLC; Althea Granger
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Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1014 Edmondson Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as
7 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying
8 plat; and granting a variance from certain bulk regulations (lot area size); and providing for a
9 special effective date.

10 BY authority of

11 Article - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)

13 Baltimore City Revised Code

14 (Edition 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 1014 Edmondson Avenue (Block 0115,
18 Lot 037), as outlined in red on the plat accompanying this Ordinance, in accordance with
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
20 complies with 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) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-8
25 Zoning District, is 1,500 square feet, and the lot area size is 1,360 square feet, thus requiring a
26 variance of 9.3%.

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

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.