

**CITY OF BALTIMORE**  
**ORDINANCE 24 - 382**  
**Council Bill 24-0548**

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Introduced by: Councilmember Costello  
At the request of: David Carl  
Address: 933 S Street NW, Washington, DC 20001  
Telephone: (202) 271-4570  
Introduced and read first time: June 10, 2024  
Assigned to: Ways and Means Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: August 26, 2024

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
3 Dwelling Units in the R-8 Zoning District – Variances  
2035 McCulloh Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

BY authority of  
Article - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 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 3 dwelling units in the R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), 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 for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

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 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.

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Certified as duly passed this 16 day of September, 2024

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

Certified as duly delivered to His Honor, the Mayor,  
this 16 day of September, 2024

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

Approved this 2nd day of October, 2024

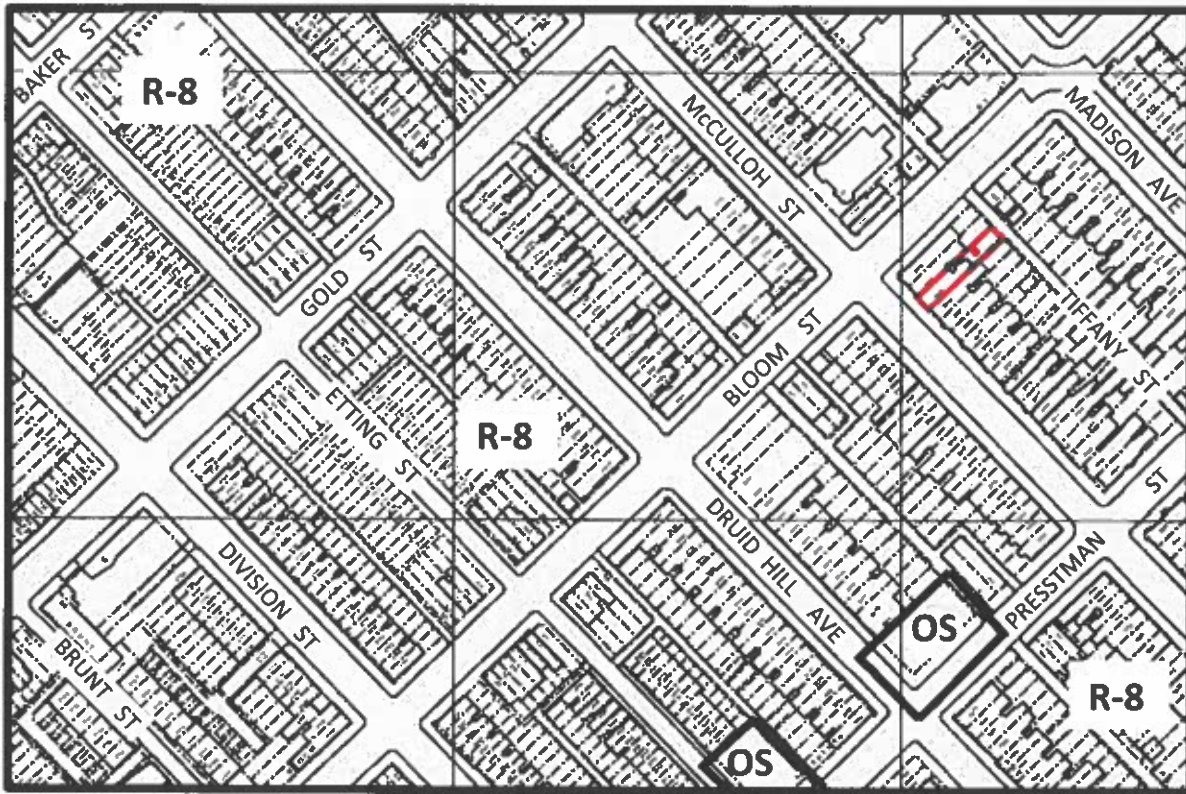
  
\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 18th Day of September, 2024.

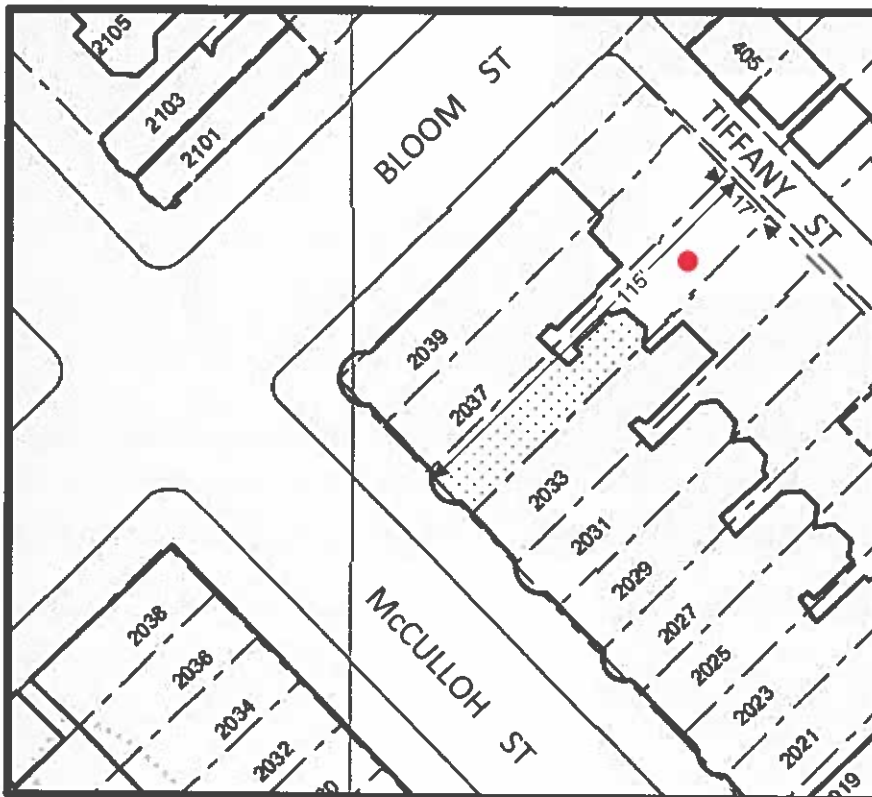
Elena R. DiPietro  
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Chief Solicitor



**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property  
Known As No. 2035  
McCULLOH STREET. The  
Applicant Wishes To Request  
The Conditional Use Conversion  
Of The Aforementioned Property  
From A Single-Family Dwelling  
Unit To Three Dwelling Units In  
The R-8 Zoning District, As  
Outlined In Red Above.

WARD 14 SECTION 4

BLOCK 316 LOT 22

*Brandon R. Scott* 10-2-2024

MAYOR

*[Signature]* 9-16-24

PRESIDENT CITY COUNCIL