

**CITY OF BALTIMORE  
COUNCIL BILL 24-0572  
(First Reader)**

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Introduced by: Councilmember Stokes

At the request of: AB Associates

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Introduced and read first time: July 22, 2024

Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**  
3 **to 3 Dwelling Units in the R-8 Zoning District – Variances**  
4 **1730 North Broadway**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as  
7 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat;  
8 and granting variances from certain bulk regulations (lot area size), gross floor area per unit  
9 type, and off-street parking requirements; and providing for a special effective date.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and  
13 16-602 (Table 16-406)

14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in  
18 the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053),  
19 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
20 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure complies with  
21 all applicable federal, state, and local licensing and certification requirements.

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

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1       **SECTION 2. 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 from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard  
4 Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning  
5 District, is 1,875 square feet, and the lot area size is 1,465 square feet, thus requiring a variance  
6 of approximately 22 percent.

7       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the  
9 requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for  
10 each 2-bedroom unit, and the proposed 2-bedroom unit on the second floor will be 680 square  
11 feet, and the proposed 2-bedroom unit on the third floor will be 760 square feet. The 3-bedroom  
12 unit located on the basement and first floor will be 1,560 square feet, satisfying the required gross  
13 floor area requirement of 1,250 square feet.

14       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
15 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the  
16 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
17 off-street parking.

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

26       **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
27 enacted.