

**CITY OF BALTIMORE
COUNCIL BILL 25-0020
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Kenneth Wilson
Address: 4148 Daylily Drive, Owings Mills, MD 21117
Telephone: 442-674-6322

Introduced and read first time: February 10, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning Commission, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 2001 West Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
6 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying
7 plat; granting variances regarding certain bulk regulations (lot size area) and off-street
8 parking requirements; and providing for a special effective date.

9 BY authority of

10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),
12 16-203, and 16-602 (Table 16-406)
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 certain single-family dwelling unit to 3 dwelling
17 units in the R-8 Zoning District on the property known as 2001 West Baltimore Street
18 (Block 0206, Lot 045), as outlined in red on the plat accompanying this Ordinance, in accordance
19 with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the
20 building complies with all applicable federal, state, and local licensing and certification
21 requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
23 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
25 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units in
26 the R-8 Zoning District is 1,875 square feet and the lot area size is 1,350 square feet, thus
27 requiring a variance of 28%.

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

Council Bill 25-0020

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 date it is
14 enacted.