

**CITY OF BALTIMORE  
COUNCIL BILL 23-0403  
(First Reader)**

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Introduced by: Councilmember Stokes  
At the request of: c/o Boycutt “Jay” Frederick, Estia Ventures  
Address: 400 E. Pratt Street 8th Floor; Baltimore, MD 21202  
Telephone: 919-395-0428

Introduced and read first time: June 12, 2023

Assigned to: Economic and Community Development Committee

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

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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 **1323 North Caroline Street**

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 1323  
7 North Caroline Street (Block 1150, Lot 043), as outlined in red on the accompanying plat;  
8 granting variances from certain bulk regulations (lot area size) and off-street parking  
9 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(d) and (f), 16-203,  
13 and 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 1323 North Caroline Street (Block 1150,  
19 Lot 043), as outlined in red on the plat accompanying this Ordinance, in accordance with  
20 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building  
21 complies with 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 2,250 square feet (750 per dwelling unit), and the lot area size is 1,350 square feet,  
6 thus requiring a variance of 60%.

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

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

19       **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
20 enacted.