

CITY OF BALTIMORE  
ORDINANCE **23-189**  
Council Bill 22-0227

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Introduced by: Councilmember Bullock  
At the request of: DDAT Realty Management, LLC  
Address: c/o Calvin McCargo Jr.,  
200 E. Pratt St., Suite 4100 , Baltimore, MD 21202  
Telephone: (443) 540-5565

Introduced and read first time: April 25, 2022

Assigned to: Economic and Community Development Committee

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Committee Report: Favorably, with amendments

Council action: Adopted

Read second time: December 15, 2022

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AN ORDINANCE CONCERNING

1     **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units**  
2             **in the R-8 Zoning District – Variance – 43-45 South Carey Street**

3     FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
4         dwelling unit to 2 dwelling units in the R-8 Zoning District on the Property known as 43-45  
5         South Carey Street (Block ~~223~~ 233, Lot 025), as outlined in red on the accompanying plat;  
6         and granting a variance from gross floor area requirements.

7     BY authority of

8         Article 32 - Zoning

9         Sections 5-201(a), 5-305(a), 5-308, ~~and~~ 9-701(2), and 9-703(c)

10         Baltimore City Revised Code

11         (Edition 2000)

12         **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13         permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
14         the R-8 Zoning District on the property known as 43-45 South Carey Street (Block ~~223~~ 233,  
15         Lot 025), as outlined in red on the plat accompanying this Ordinance, in accordance with  
16         Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building  
17         complies with all applicable federal, state, and local licensing and certification requirements.

18         **SECTION 2. 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.

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 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(c) for gross floor area per unit type, as each of the 3 units would be less**  
4        **than 1,250 square feet, which is the required gross floor area for a 3- or more bedroom unit.**

5        **SECTION 4 -3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup>**  
6        **day after the date it is enacted.**

**Council Bill 22-0227**

Certified as duly passed this 09 day of January, 20 23



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

Certified as duly delivered to His Honor, the Mayor,

this 09 day of January, 20 23



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

Approved this 24th day of February, 20 23



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Mayor, Baltimore City

Approved for Form and Legal Sufficiency

This 23rd Day of January, 2023.

*Elena R DiPietro*

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Chief Solicitor