

CITY OF BALTIMORE  
ORDINANCE **24-292**  
Council Bill 23-0366

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Introduced by: Councilmember Stokes

At the request of: 3220 Brightwood Ave LLC c/o Thomas McDuffie and Benjamin Zonis

Address: 2919 Industrial Park Dr., Finksburg, MD 21048

Telephone: (443) 750-1267

Introduced and read first time: March 13, 2023

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: November 20, 2023

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AN ORDINANCE CONCERNING

1                    **Zoning – Conditional Use of a Single-Family Dwelling Unit to**  
2                    **2 Dwelling Units in the R-8 Zoning District –**  
3                    **2001 Boone Street**

4        FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5        dwelling unit to 2 dwelling units in the R-8 Zoning district on the property known as  
6        2001 Boone Street (Block 4017, Lot 048), as outlined in red on the accompanying plat; and  
7        providing for a special effective date.

8        BY authority of

9        Article - Zoning

10       Sections 5-201(a) and 9-701(2)

11       Baltimore City Revised Code

12       (Edition 2000)

13       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14       permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
15       the R-8 Zoning district on the property known as 2001 Boone Street (Block 4017, Lot 048), as  
16       outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
17       Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
18       all applicable federal, state, and local licensing and certification requirements.

19       **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
20       accompanying plat and in order to give notice to the agencies that administer the City Zoning  
21       Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
22       shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
23       and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
24       Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
25       Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
26       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.

**Council Bill 23-0366**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
2       enacted.

**Council Bill 23-0366**

Certified as duly passed this 4 day of December, 2023



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

Certified as duly delivered to His Honor, the Mayor,  
this 4 day of December, 2023



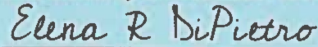
\_\_\_\_\_  
Chief Clerk

Approved this 17th day of January, 2024



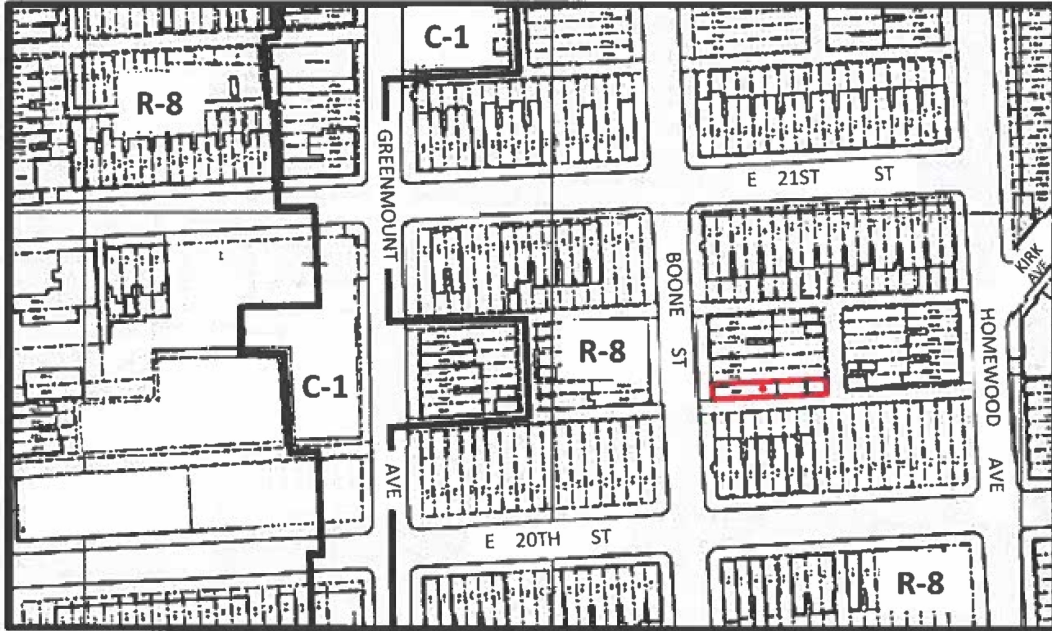
\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 18th Day of December, 2023.

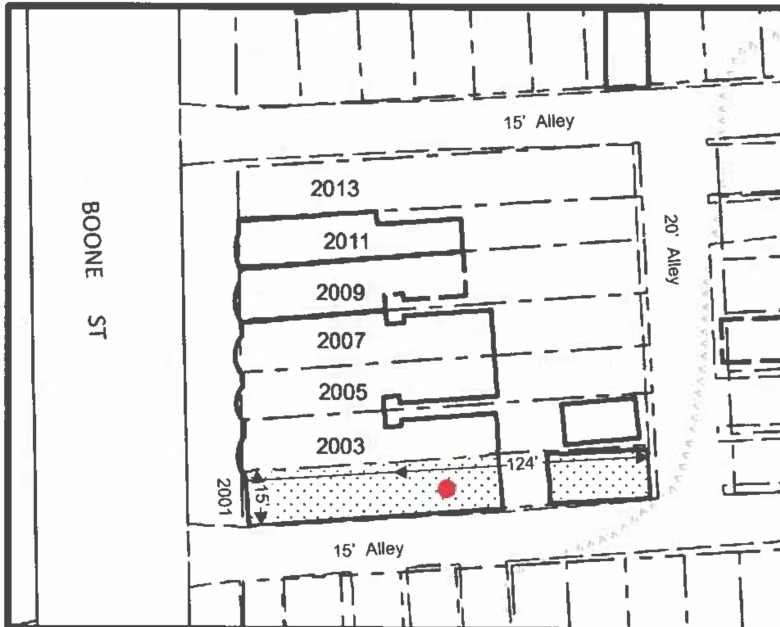


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Chief Solicitor

**SHEET NO. 36 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2001 BOONE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 9            SECTION 7  
BLOCK 4017        LOT 48

*Brandon M. Scott*  
MAYOR 01/17/2024

*[Signature]*  
PRESIDENT CITY COUNCIL 12-4-23