

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0437**

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Introduced by: Councilmember Costello

At the request of: Leon Batie Jr.

Address: c/o AB Associates, Chase Hoffberger

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Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable, with amendment

Council action: Adopted

Read second time: March 4, 2024

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit  
to 3 Dwelling Units in the R-8 Zoning District – Variances –  
1600 South Charles Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013, Lot 065), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size), off street parking requirements, and gross floor area per unit type requirements; and affirming the existing structure as a lawfully continuing nonconforming structure.

BY authority of

Article - Zoning

Section(s) 5-201(a) and ~~9-701(2)~~, 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406)

Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013, Lot 065), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building 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.  
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 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) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8  
5        Zoning District, is 1,875 square feet, and the lot area size is 1,280 square feet, thus requiring a  
6        variance of 31.73%.

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 pursuant to the authority granted by  
12       §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
13       requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for  
14       each 2-bedroom unit, and 2 of the 3 proposed 2-bedroom units contain 816 and 869 square feet,  
15       respectively.

16       **SECTION 5. And be it further ordained,** That pursuant to the authority granted by  
17       § 18-202 of Article 32 - Zoning, it is affirmed that the existing structure remains a lawfully  
18       existing nonconforming structure based upon existing lot coverage (Table 9-401) and existing  
19       interior side yard and rear yard setbacks (Table 9-401 and § 15-403(a)).

20       ~~SECTION 2.~~ **SECTION 6. AND BE IT FURTHER ORDAINED,** That as evidence of the  
21       authenticity of the accompanying plat and in order to give notice to the agencies that administer  
22       the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
23       City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall  
24       sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the  
25       plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
26       Commissioner of Housing and Community Development, the Supervisor of Assessments for  
27       Baltimore City, and the Zoning Administrator.

28       ~~SECTION 3.~~ **SECTION 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on  
29       the 30<sup>th</sup> day after the date it is enacted.

**Council Bill 23-0437**

Certified as duly passed this 18 day of March, 2024



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President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 18 day of March, 2024



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Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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Mayor, Baltimore City