

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0470**

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Introduced by: Councilmember Bullock  
At the request of: Glenn Curtis Rogers Jr.  
Address: 3113 Baker Street, Baltimore, Maryland, 21216  
Telephone: (443) 822-1669  
Introduced and read first time: December 4, 2023  
Assigned to: Economic and Community Development Committee  
Committee Report: Favorable, as amended  
Council action: Adopted  
Read second time: April 8, 2024

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
4 3 Dwelling Units in the R-8 Zoning District – Variances –  
704 North Gilmore Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 3 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmore Street (Block 0098, Lot 016), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

BY authority of

Article - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 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 into 4 3 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmore Street (Block 0098, Lot 016), 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.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 4 3 dwelling units, in the R-8 Zoning District, is ~~2,625~~ 1,875 square feet, and the lot area size is ~~1,708.50~~ 1,710 square feet, thus requiring a variance of ~~34.91%~~ 8.8%.

**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(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.

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Certified as duly passed this 15 day of April, 2024

  
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President, Baltimore City Council

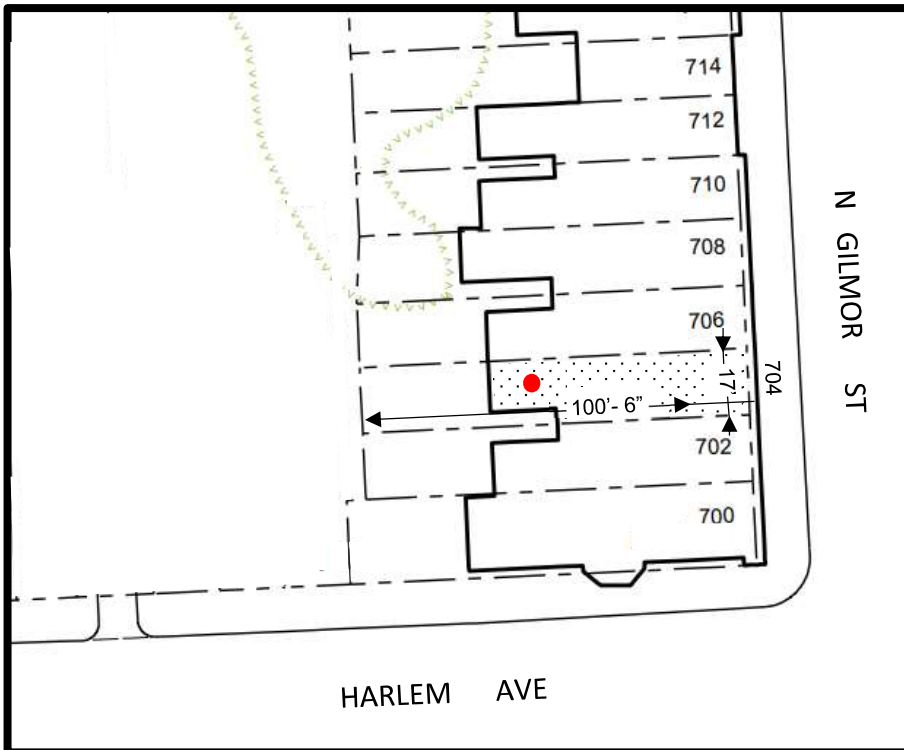
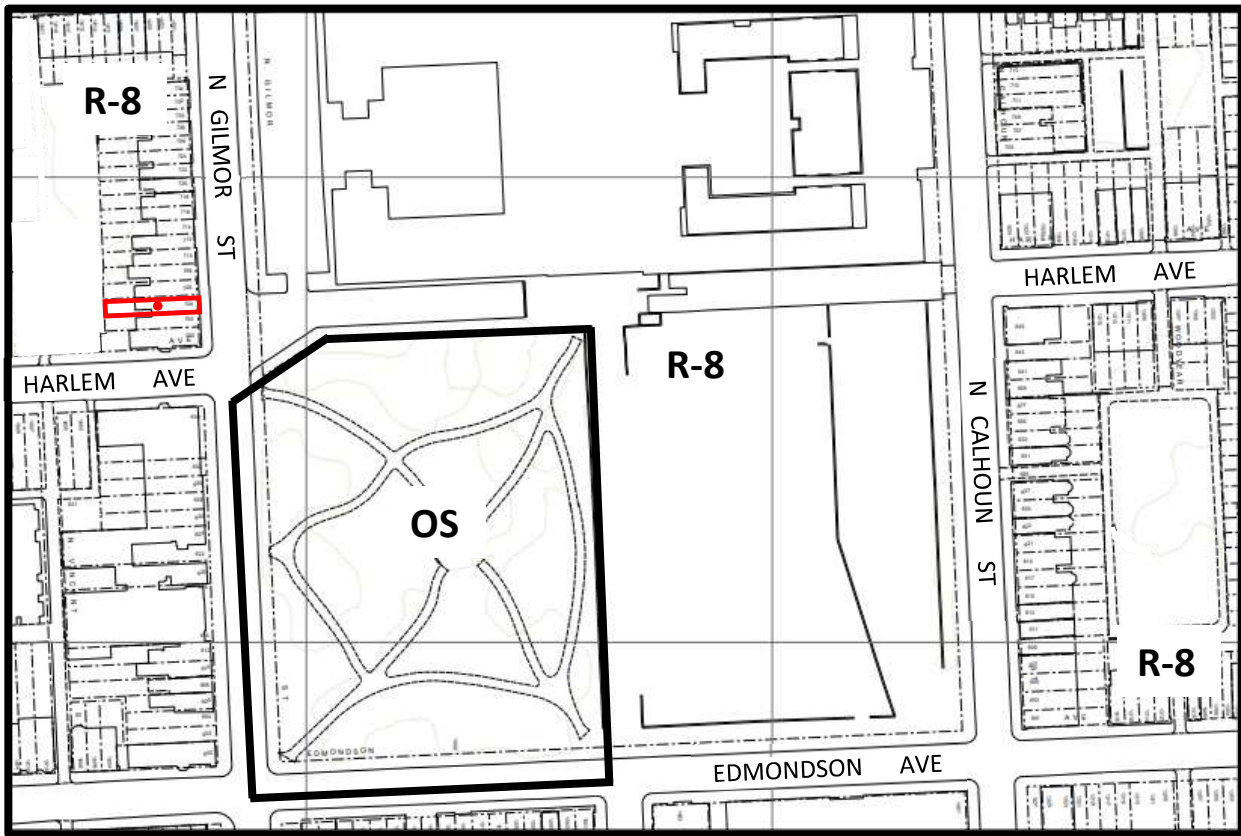
Certified as duly delivered to His Honor, the Mayor,  
this 15 day of April, 2024

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

Approved this 24 day of April, 2024

  
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Mayor, Baltimore City

# SHEET NO. 54 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



**Note:**

In Connection With The Property Known As No. 704 NORTH GILMOR STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16      SECTION 10

BLOCK 98      LOT 16

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MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

Scale: 1" = 50'