

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 24-0572

Introduced by: Councilmember Stokes

At the request of: AB Associates

Address: c/o Chase Hoffberger

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Introduced and read first time: July 22, 2024

Assigned to: Ways and Means Committee

Committee Report: Favorable

Council action: Adopted

Read second time: October 21, 2024

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 3 Dwelling Units in the R-8 Zoning District – Variances
1730 North Broadway**

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4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
6 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat;
7 and granting variances from certain bulk regulations (lot area size), gross floor area per unit
8 type, and off-street parking requirements; and providing for a special effective date.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and

12 16-602 (Table 16-406)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
17 the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053),
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure complies with
20 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), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning
5 District, is 1,875 square feet, and the lot area size is 1,465 square feet, thus requiring a variance
6 of approximately 22 percent.

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(c) for gross floor area per unit type, as 1,000 square feet are required for
10 each 2-bedroom unit, and the proposed 2-bedroom unit on the second floor will be 680 square
11 feet, and the proposed 2-bedroom unit on the third floor will be 760 square feet. The 3-bedroom
12 unit located on the basement and first floor will be 1,560 square feet, satisfying the required gross
13 floor area requirement of 1,250 square feet.

14 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
15 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the
16 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
17 off-street parking.

18 **SECTION 5. 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.

26 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
27 enacted.

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Certified as duly passed this 4 day of November, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 4 day of November, 2024



Chief Clerk

Approved this 27th day of November, 2024



Mayor, Baltimore City

Approved for form and Legal Sufficiency
This 7th Day of November, 2024.

Elena R. DiPietro

Chief Solicitor