

**CITY OF BALTIMORE  
COUNCIL BILL 24-0495  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: PBIH 1, LLC and Parity Baltimore Incorporated  
Address: c/o Bree Jones  
1014 West 36th Street, Unit 96  
Baltimore, Maryland 21211  
Telephone: (914) 484-3130

Introduced and read first time: February 26, 2024

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Department of Transportation, Baltimore Development Corporation, Baltimore Fire Department, Parking Authority of Baltimore City

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **509, 511, and 516 North Carrollton Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of certain single-  
6 family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known  
7 as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue  
8 (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined  
9 in red on the accompanying plat; granting variances from off-street parking requirements; and  
10 providing for a special effective date.

11 BY authority of

12 Article - Zoning

13 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:  
14 Required Off-Street Parking)

15 Baltimore City Revised Code  
16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
18 permission is granted for the conversion of certain single-family dwelling units to 2 dwelling  
19 units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue  
20 (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North  
21 Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the plat accompanying this  
22 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to  
23 the condition that the buildings comply with all applicable federal, state, and local licensing and  
24 certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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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 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 3. 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 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on date it is  
14 enacted.