

**CITY OF BALTIMORE**  
**ORDINANCE 24 -408**  
**Council Bill 24-0572**

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Introduced by: Councilmember Stokes

At the request of: AB Associates

Address: c/o Chase Hoffberger  
225 E Redwood Street, Suite 400G  
Baltimore, MD 21201

Telephone: (512) 727-6600

Introduced and read first time: July 22, 2024

Assigned to: Ways and Means Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: October 21, 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  
1730 North Broadway**

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 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 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 1730 North Broadway (Block 1109, Lot 053), 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 structure 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), 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

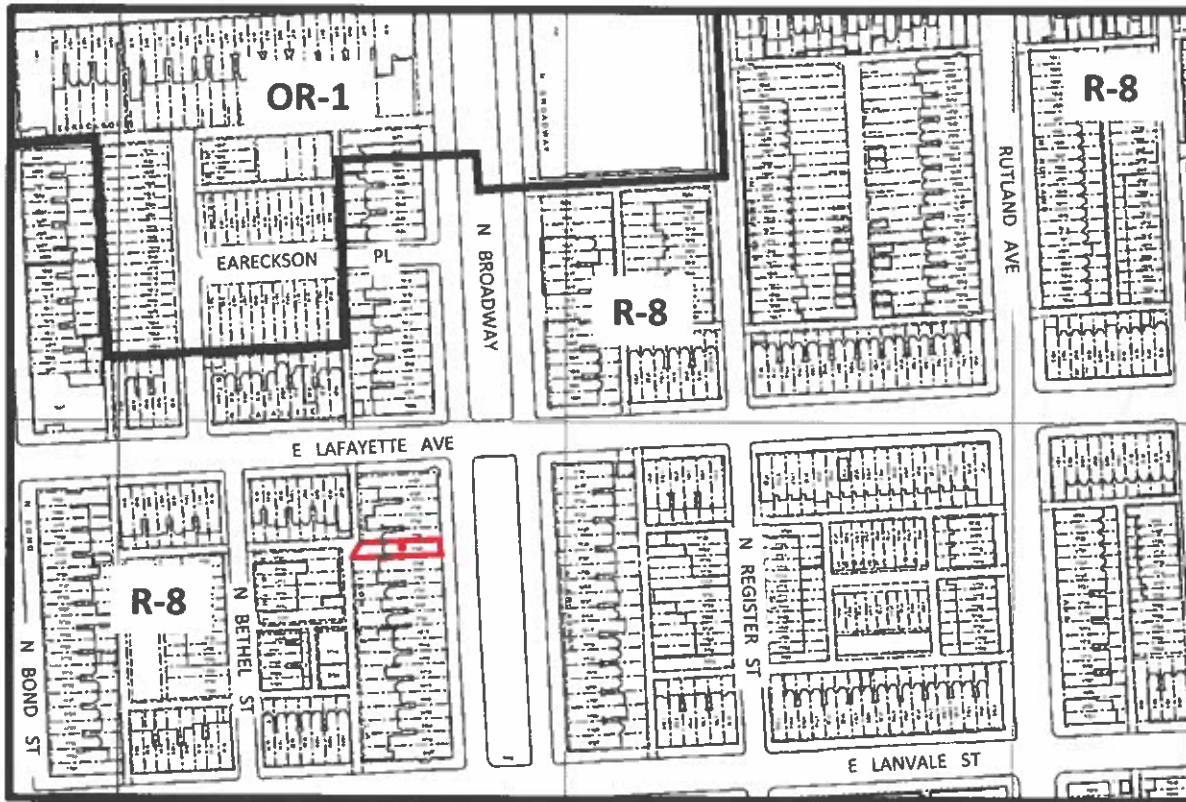
Approved for form and Legal Sufficiency  
This 7th Day of November, 2024.

  
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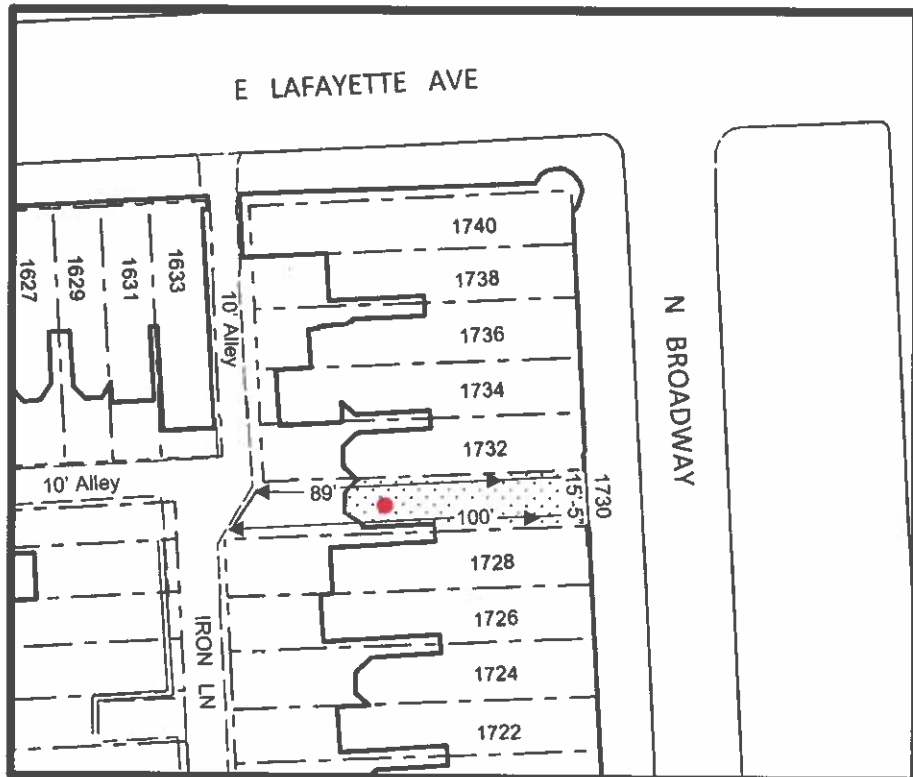
Chief Solicitor



**SHEET NO. 47 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property Known As No. 1730 NORTH BROADWAY. 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 8 SECTION 5  
BLOCK 1109 LOT 53

*Brandon M Scott* 11-27-24  
MAYOR

*[Signature]* 11-4-24  
PRESIDENT CITY COUNCIL

RPE 4-29-24

Scale: 1" = 50'

24-408