

CITY OF BALTIMORE
ORDINANCE 25-083
Council Bill 25-0090

Introduced by: Councilmember Gray

At the request of: Malik Thomas

Address: 1420 McCulloh Street

Baltimore, MD 21217

Telephone: (443) 739-0700

Introduced and read first time: August 18, 2025

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: December 4, 2025

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in
the R-7 Zoning District – Variance – 220 North Culver Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135), as outlined in red on the accompanying plat: granting a variance regarding certain bulk regulations (lot size area); 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), and 9-703(d)

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 2 dwelling units in the R-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135) 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 property 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 for a variance 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 2 dwelling units in the R-7 Zoning District is 2,200 square feet and the existing lot area size is approximately 1,650 square feet, requiring a variance of 25%.

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.

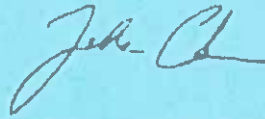
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1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
10 after the date it is enacted.

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Certified as duly passed this 15th day of December, 2025



President, Baltimore City Council

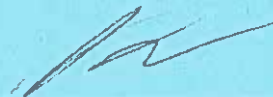
Certified as duly delivered to His Honor, the Mayor,

this 17th day of December, 2025



Chief Clerk

Approved this 22 day of December, 2025

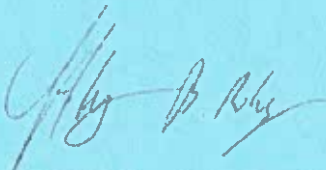


Mayor, Baltimore City

A TRUE COPY
Director of Finance

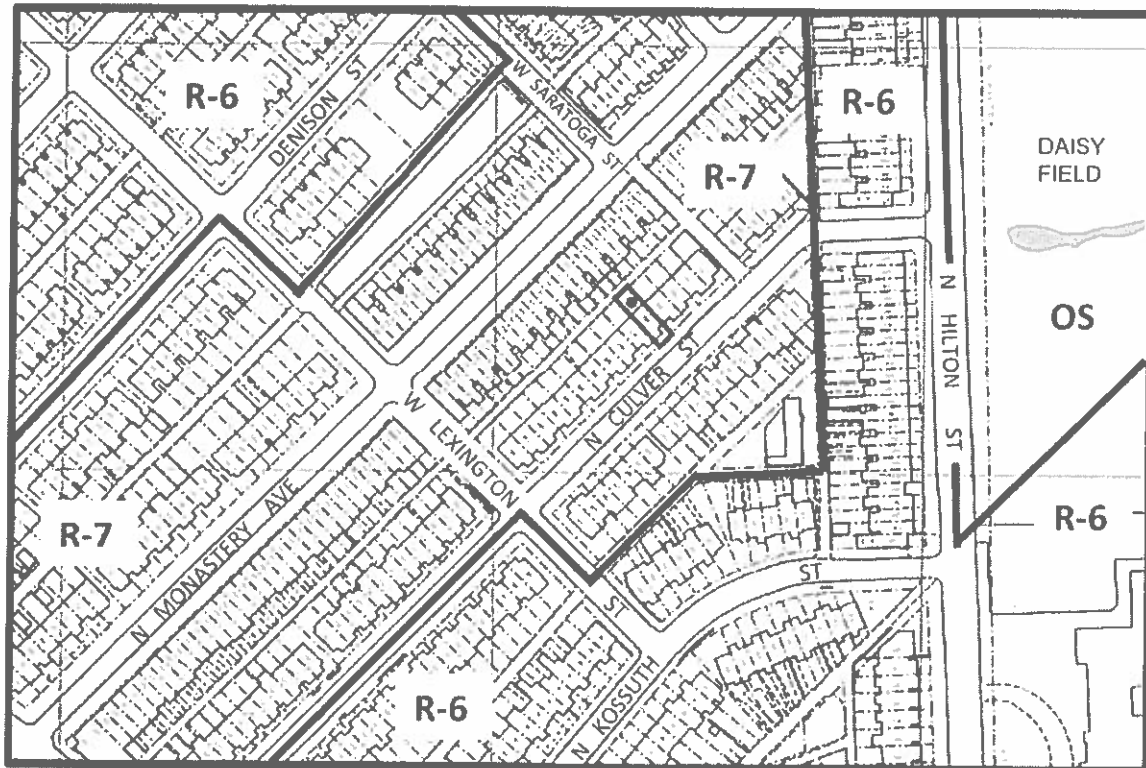
Approved for Form and Legal Sufficiency,

this 17th day of December, 2025

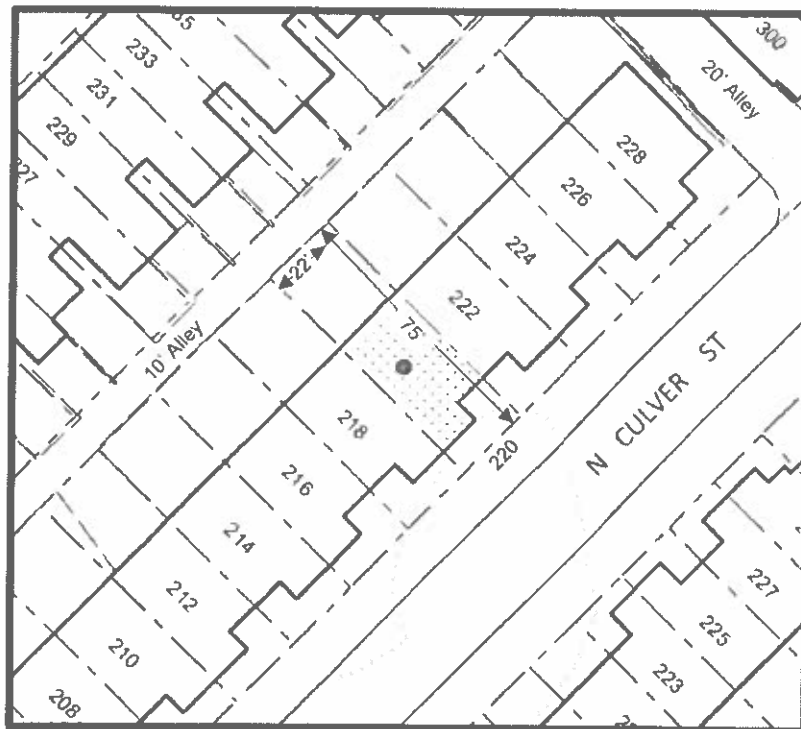


Chief Solicitor

**SHEET NO. 52 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'




Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 220 NORTH CULVER STREET, The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 20 SECTION 18
BLOCK 2275A LOT 135


MAYOR


PRESIDENT CITY COUNCIL

RPE 5-24-24

25 - 083