

CITY OF BALTIMORE
ORDINANCE **24-295**
Council Bill 23-0409

Introduced by: Councilmember Torrence
At the request of: Solomon Weldekirstos
Address: 1676 Patrice Circle, Crofton, Maryland 21114
Telephone: (301) 512-6217
Introduced and read first time: June 26, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: December 4, 2023

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **3 Dwelling Units in the R-8 Zoning District – Variances –**
3 **2127 McCulloh Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-
5 family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
6 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and
7 granting variances from certain bulk regulations (lot area ~~size~~ size), off-street parking
8 requirements, and gross floor area per unit type; and providing for a special effective date.

9 BY authority of

10 Article - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), ~~and~~ 9-703(d), and (f),
12 16-203, and 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 2127 McCulloh Street (Block 0310, Lot 013),
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 building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8
25 Zoning District, is ~~2,250~~ 1,875 square feet, and the lot area size is 1,736.8 square feet, thus
26 requiring a variance of ~~22.8%~~ 7.4%.

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)**
4 **for off-street parking.**

5 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
6 **§§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the**
7 **requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for**
8 **each 2-bedroom unit, and each of the proposed 2-bedroom units will be less than 1,000 square**
9 **feet of floor area.**

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

18 **SECTION 4: 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
19 is enacted.

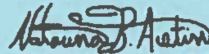
Council Bill 23-0409

Certified as duly passed this 7 day of December, 2023




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 7 day of December, 2023



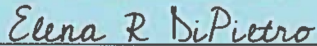
Chief Clerk

Approved this 17th day of January, 2024



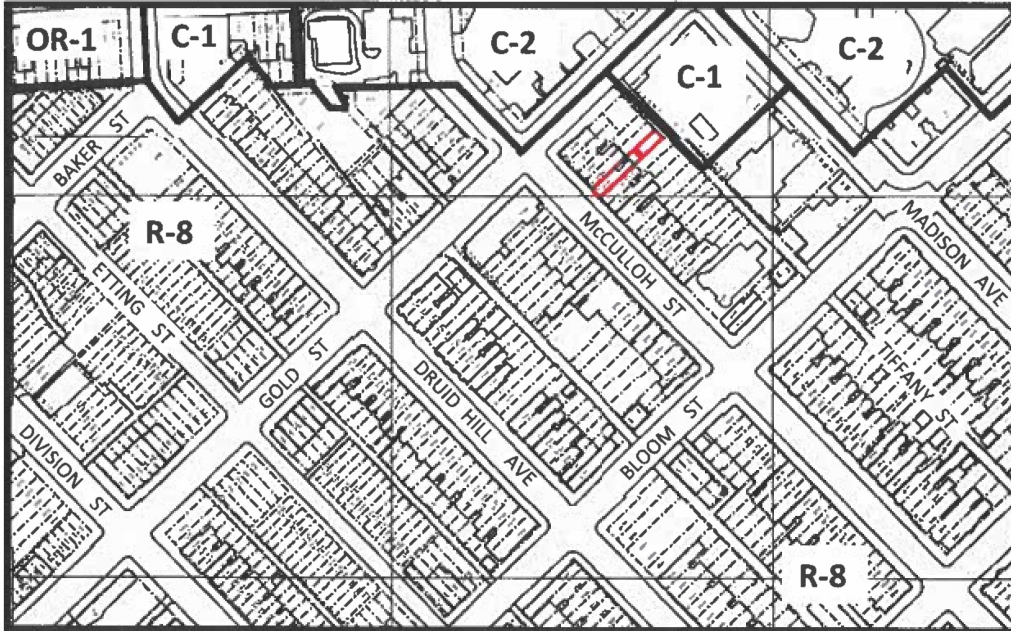
Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 18th Day December, 2023.

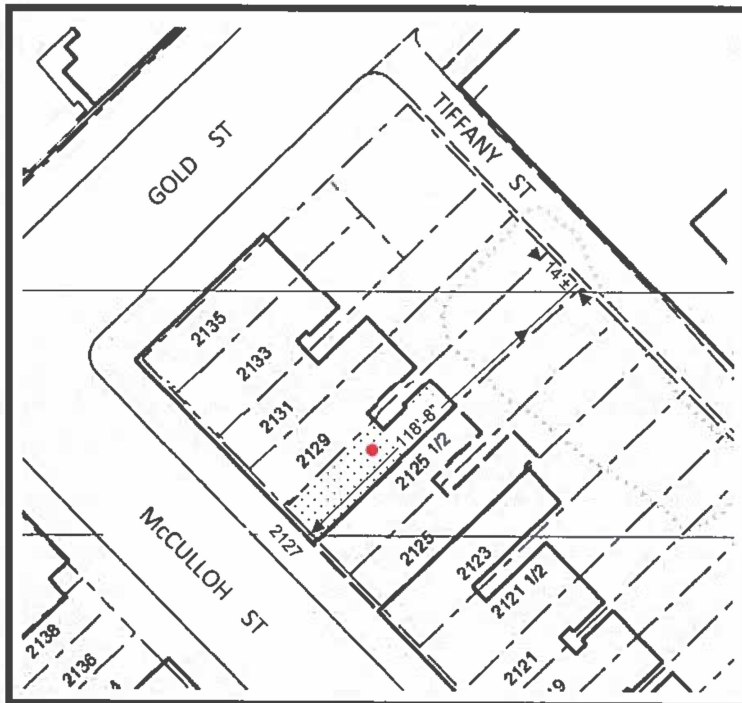


Chief Solicitor

**SHEET NO. 44 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 2127 McCULLOH 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 14 SECTION 4
BLOCK 310 LOT 13

Brandon M. Scott

MAYOR 01/17/2024

[Signature]

PRESIDENT CITY COUNCIL 12-7-23