

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 24-0495

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
Committee Report: Favorable
Council action: Adopted
Read second time: September 16, 2024

AN ORDINANCE CONCERNING

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

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

BY authority of

Article - Zoning

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

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 certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), 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 buildings comply 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 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.

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Certified as duly passed this 30 day of September, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 30 day of September, 2024



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City