

**CITY OF BALTIMORE  
COUNCIL BILL 19-0327  
(First Reader)**

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Introduced by: Councilmember Stokes

At the request of: Jabari Jackson

Address: c/o Ameenah Jackson, 25209 Bunting Circle, Land O Lakes, Florida 34639

Telephone: 443-676-9461

Introduced and read first time: January 28, 2019

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **2323 North Calvert Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2323  
7 North Calvert Street (Block 3822, Lot 012), as outlined in red on the accompanying plat; and  
8 granting variances from certain bulk regulations (lot area) and certain off-street parking  
9 regulations.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and

13 16-602 (Table 16-406)

14 Baltimore City Revised Code

15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
18 the R-8 Zoning District on the property known as 2323 North Calvert Street (Block 3822, Lot  
19 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
20 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
21 with all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
24 requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-8 Zoning District.

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

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1       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
2 305(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: Off-street parking in the R-8 Zoning District  
4 (Table 16-406).

5       **SECTION 4. 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 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
14 after the date it is enacted.