

**CITY OF BALTIMORE
COUNCIL BILL 21-0185
(First Reader)**

Introduced by: Councilmember Torrence
At the request of: Bashar Hijazi c/o Jack Street, L.L.C.
Address: 4204 Plummers Promise Drive, Bowie, MD 20720
Telephone: (301) 873-9991

Introduced and read first time: December 6, 2021

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 2044 Walbrook Avenue**

4 For the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044
6 Walbrook Avenue (Block 3211, Lot 023), as outlined in red on the accompanying plat; and
7 granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and
8 off-street parking requirements.

9 By authority of
10 Article - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(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 8 dwelling units in
17 the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023),
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), as the minimum lot size requirement for 8 dwelling units, in the R-8 Zoning
25 District, is 5,625 square feet, and the lot area size is 1,260 square feet.

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

Council Bill 21-0185

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(c) for gross floor area per unit type, as 750 square feet are required for
4 each 1-bedroom unit, and each of the proposed bedroom units will be less than 750 square feet of
5 floor area.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
7 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
8 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
9 off-street parking.

10 **SECTION 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 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
19 day after the date it is enacted.