

CITY OF BALTIMORE  
ORDINANCE **20.357**  
Council Bill 19-0462

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Introduced by: Councilmember Stokes  
At the request of: 2112 Saint Paul St., LLC  
Address: c/o Kash Akhtar, 3700 O'Donnell Street, Suite 200, Baltimore, Maryland 21224  
Telephone: 410-720-9009  
Introduced and read first time: October 28, 2019  
Assigned to: Land Use Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: March 9, 2020

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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 – Variance–**  
3                    **2112 Saint Paul Street**

4                    FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5                    dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2112  
6                    Saint Paul Street (Block 3810, Lot 030), as outlined in red on the accompanying plat; and  
7                    ~~granting a variance from certain off-street parking requirements.~~

8                    BY authority of

9                    Article 32 - Zoning

10                    Sections ~~5-201(a), 5-305(a), 5-308, and 9-701(2), 9-703(f), 16-203, and 16-602~~

11                    ~~(Table 16-406)~~

12                    Baltimore City Revised Code

13                    (Edition 2000)

14                    **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15                    permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in  
16                    the R-8 Zoning District on the property known as 2112 Saint Paul Street (Block 3810, Lot 030),  
17                    as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18                    Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
19                    all applicable federal, state, and local licensing and certification requirements.

20                    ~~**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-~~  
21                    ~~305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the~~  
22                    ~~requirements of §§ 9-703(f), 16-203, and 16-602. Off-street parking in the R-8 Zoning District~~  
23                    ~~(Table 16-406).~~

24                    **SECTION 3 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25                    accompanying plat and in order to give notice to the agencies that administer the City Zoning

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 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
6 the Zoning Administrator.

7 SECTION 4 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup>  
8 day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_



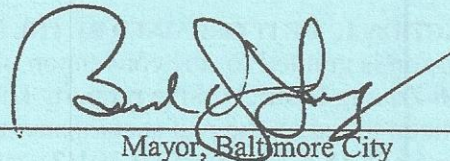
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this 18<sup>th</sup> day of May, 20 20



\_\_\_\_\_  
Mayor, Baltimore City

Approved for form and legal sufficiency  
this 25th day of April, 2020.

*Elena DiPietro*

\_\_\_\_\_  
Chief Solicitor

**SHEET NO. 35/36 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. 2112 SAINT PAUL 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 12 SECTION 8  
BLOCK 3810 LOT 30

*Andrew Young*  
MAYOR

*Brade J. [Signature]*  
PRESIDENT CITY COUNCIL

RPE 9-27-19

462