

**CITY OF BALTIMORE  
COUNCIL BILL 26-0176  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: Nickel Blue Investment Group, LLC  
Address: c/o Rashad Henderson  
813 Quatar Street  
Fort Washington, MD 20744  
Telephone: (646) 299-2941

Introduced and read first time: April 27, 2026

Assigned to: Land Use and Transportation Committee

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

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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 – Variance – 812 N Carey Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 812 N  
6 Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a  
7 variance regarding certain bulk regulations (lot size area); and providing for a special  
8 effective date.

9 BY authority of

10 Article 32 - Zoning  
11 Sections 5-201(a), 5-305(a), 5-308, 9-401(Table 9-401), 9-701(2), and 9-703(b)  
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 2 dwelling units in  
16 the R-8 Zoning District on the property known as 812 N Carey Street (Block 0089, Lot 057), as  
17 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 property 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  
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
23 and Yard Regulations) and 9-703(b), as the minimum lot size requirement for 2 dwelling units in  
24 the R-8 Zoning District is 1,500 square feet and the lot area size is approximately 1,329.4 square  
25 feet, thus requiring a variance of 11%.

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 as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9       **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
10 enacted.