

**CITY OF BALTIMORE  
COUNCIL BILL 25-0089  
(First Reader)**

Introduced by: Councilmember Torrence

At the request of: HMS ARC, LLC

Address: c/o Allison Crowley

3016 E Darby Street

Baltimore, MD 21211

Telephone: (507) 213-1045

Introduced and read first time: August 18, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

## 1 AN ORDINANCE concerning

## **Zoning – Rezoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – 1029 West 37th Street**

4 FOR the purpose of changing the zoning for the property known as 1029 West 37th Street  
5 (Block 3539, Lot 014), as outlined in red on the accompanying plat, from the R-6 Zoning  
6 District to the R-7 Zoning District; permitting, subject to certain conditions, the conversion of  
7 a single-family dwelling unit on the property to 2 dwelling units; and providing for a special  
8 effective date.

BY amending

Article - Zoning  
Zoning District Maps  
Sheet 25  
Baltimore City Revised Code  
(Edition 2000)

BY authority of

Article 32 - Zoning  
Sections 5-201(a) and 9-701(2)  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 25 of the Zoning District Maps is amended by changing from the R-6 Zoning District to the R-7 Zoning District the property known as 1029 West 37th Street (Block 3539, Lot 014), as outlined in red on the plat accompanying this Ordinance.

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

1                   **SECTION 2. AND BE IT FURTHER ORDAINED**, That permission is granted for the conversion  
2 of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property  
3 known as 1029 West 37th Street (Block 3539, Lot 014) as outlined in red on the plat  
4 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and  
5 9-701(2), subject to the condition that the property complies with all applicable federal, state, and  
6 local licensing and certification requirements.

7                   **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
8 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
9 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
10 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
11 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
12 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
13 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
14 the Zoning Administrator.

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