

CITY OF BALTIMORE
ORDINANCE 25-079
Council Bill 25-0071

Introduced by: Councilmember Blanchard
At the request of: Basheer Abdalla
Address: 10904 Kathleen Court, Columbia, MD 21044
Telephone: 443-992-3989
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: November 24, 2025

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units**
2 **in the R-8 Zoning District – Variances – 15 East West Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 15 East
5 West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a
6 variance regarding certain bulk regulations (lot size area); and providing for a special
7 effective date.

8 BY authority of
9 Article 32 - Zoning
10 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2) and 9-703(d)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a certain single-family dwelling unit to 2 dwelling
15 units in the R-8 Zoning District on the property known as 15 East West Street (Block 0965, Lot
16 046), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
17 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
18 with all applicable federal, state, and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
20 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
22 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in
23 the R-8 Zoning District is 1,500 square feet and the lot area size is 1,395 square feet, thus
24 requiring a variance of 7%.

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.

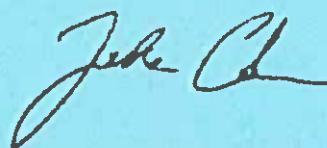
Council Bill 25-0071

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.

Council Bill 25-0071

Certified as duly passed this 4th day of December, 20 25



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 5th day of December, 20 25



Chief Clerk

Approved this 11 day of December, 20 25



Mayor, Baltimore City

A TRUE COPY
Director of Finance

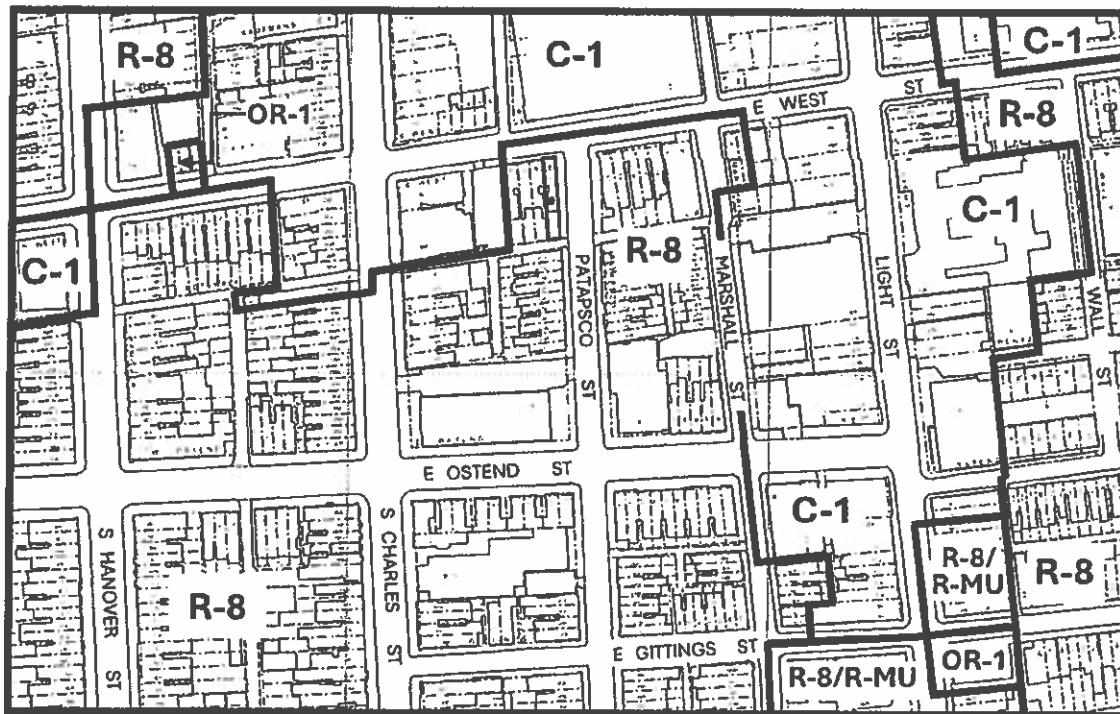
Approved for Form and Legal Sufficiency.

this 5th day of December, 20 25



Chief Solicitor

SHEET NO. 66 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. 15 EAST WEST STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 23 SECTION 5

BLOCK 965 LOT 46



MAYOR



PRESIDENT CITY COUNCIL