

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 24-0515**

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Introduced by: Councilmember Bullock

At the request of: Andy Charles

Address: 4540 Manorview Road  
Baltimore, Maryland 21229

Telephone: (973) 799-3407

Introduced and read first time: April 8, 2024

Assigned to: Economic and Community Development Committee

Committee Report: Favorable

Council action: Adopted

Read second time: September 30, 2024

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**AN ORDINANCE CONCERNING**

1                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2**  
2 **Dwelling Units in the R-8 Zoning District – Variances – 223 South Stricker 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 know as 223  
5 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat;  
6 granting variances to certain bulk regulations (lot area size) and off-street parking  
7 requirements; and providing for a special effective date.

8 BY authority of

9     Article - Zoning  
10    Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d) and (f),  
11    16-203, and 16-602 (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 establishment, maintenance, and operation conversion of a single-  
16 family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 223  
17 South Stricker Street (Block 264, Lot 19), as outlined in red on the plat accompanying this  
18 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to  
19 the condition that the building complies with all applicable federal, state, and local licensing and  
20 certification requirements.

**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       **SECTION 2. 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 from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
4 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in the R-8  
5 Zoning District, is 1,500 square feet, and the lot area size is 1,190 square feet, thus requiring a  
6 variance of 20.6%.

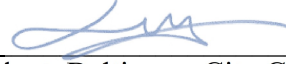
7       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
9 requirements of §§ 9-703(d), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking)  
10 for off-street parking.

11       **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
12 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
13 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
14 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
15 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
16 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
17 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
18 the Zoning Administrator.

19       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
20 enacted.

**Council Bill 24-0515**

Certified as duly passed this 7 day of October, 2024



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

Certified as duly delivered to His Honor, the Mayor,  
this 7 day of October, 2024



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Chief Clerk

Approved this 18 day of October, 2024



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Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
this 8th day of October, 2024



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Chief Solicitor