

**CITY OF BALTIMORE  
COUNCIL BILL 23-0409  
(First Reader)**

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Introduced by: Councilmember Torrence  
At the request of: Solomon Weldekirstos  
Address: 1676 Patrice Circle, Crofton, Maryland 21114  
Telephone: (301) 512-6217

Introduced and read first time: June 26, 2023

Assigned to: Economic and Community Development Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **2127 McCulloh Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as  
7 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and  
8 granting variances from certain bulk regulations (lot area size); and providing for a special  
9 effective date.

10 BY authority of

11 Article - Zoning

12 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in  
17 the R-8 Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013),  
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of  
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
24 Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8  
25 Zoning District, is 2,250 square feet, and the lot area size is 1,736.8 square feet, thus requiring a  
26 variance of 22.8%.

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.