

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 22-0203**

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Introduced by: Councilmember Torrence  
At the request of: Sean Pennie  
Address: 2223 Callow Ave., Baltimore, MD 21217  
Telephone: (443) 802-8990  
Introduced and read first time: March 7, 2022  
Assigned to: Economic and Community Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: September 12, 2022

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**AN ORDINANCE CONCERNING**

1     **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units**  
2                     **in the R-8 Zoning District – 2223 Callow Avenue**

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 2223  
5         Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

6     BY authority of  
7         Article - Zoning  
8         Sections 5-201(a) and 9-701(2)  
9         Baltimore City Revised Code  
10         (Edition 2000)

11     **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
12     permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
13     the R-8 Zoning District on the property known as 2223 Callow Avenue (Block 3446, Lot 64), as  
14     outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
15     Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
16     all applicable federal, state, and local licensing and certification requirements.

17     **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
18     accompanying plat and in order to give notice to the agencies that administer the City Zoning  
19     Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
20     shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
21     and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
22     Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
23     Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
24     the Zoning Administrator.


**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 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
2       after the date it is enacted.

**Council Bill 22-0203**

Certified as duly passed this 12 day of September, 2022



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

Certified as duly delivered to His Honor, the Mayor,

this 12 day of September, 2022



\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Mayor, Baltimore City