

CITY OF BALTIMORE
ORDINANCE **22-172**
Council Bill 22-0203

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

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 30th day
2 after the date it is enacted.

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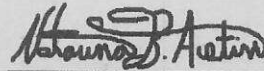
Certified as duly passed this 12 day of September, 2022



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 12 day of September, 2022



Chief Clerk

Approved this 11th day of October, 2022



Mayor, Baltimore City

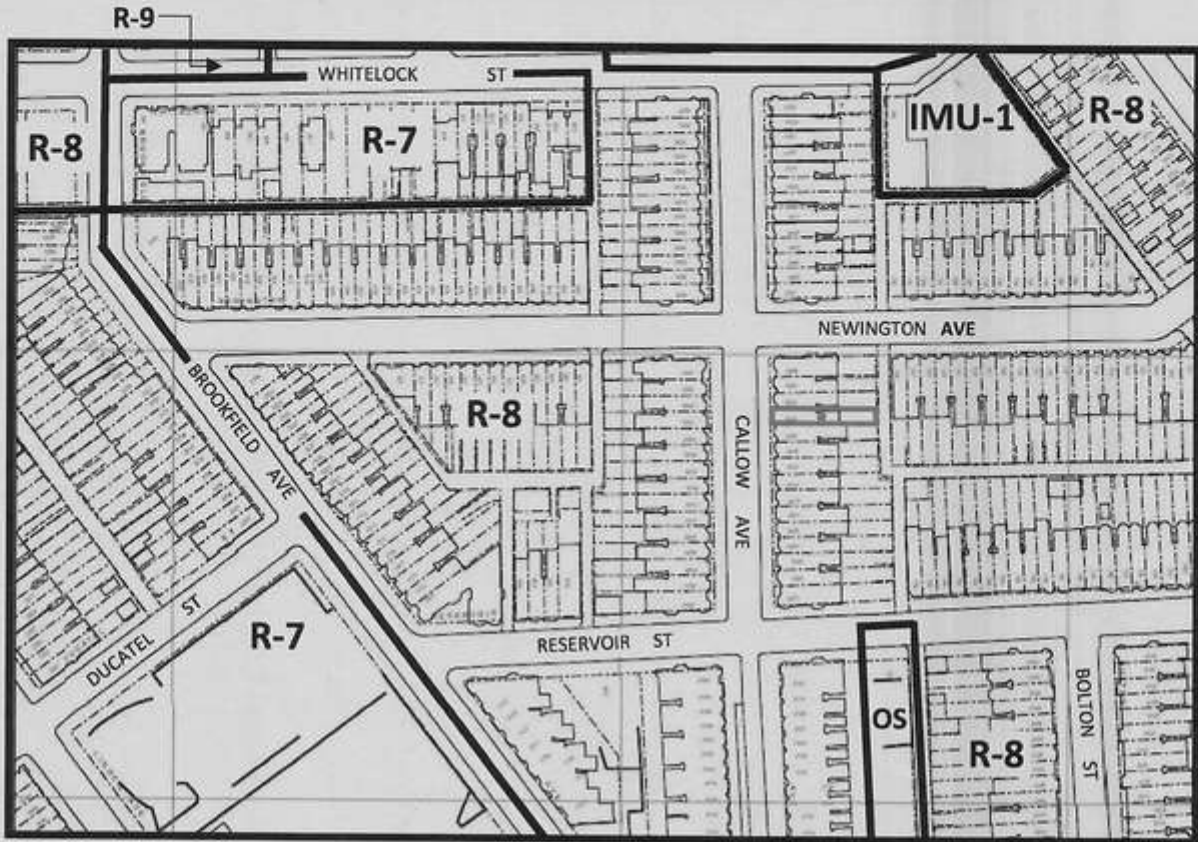
Approved for Form ad Legal Sufficiency
This 3rd Day of October, 2022.

Elena R DiPietro

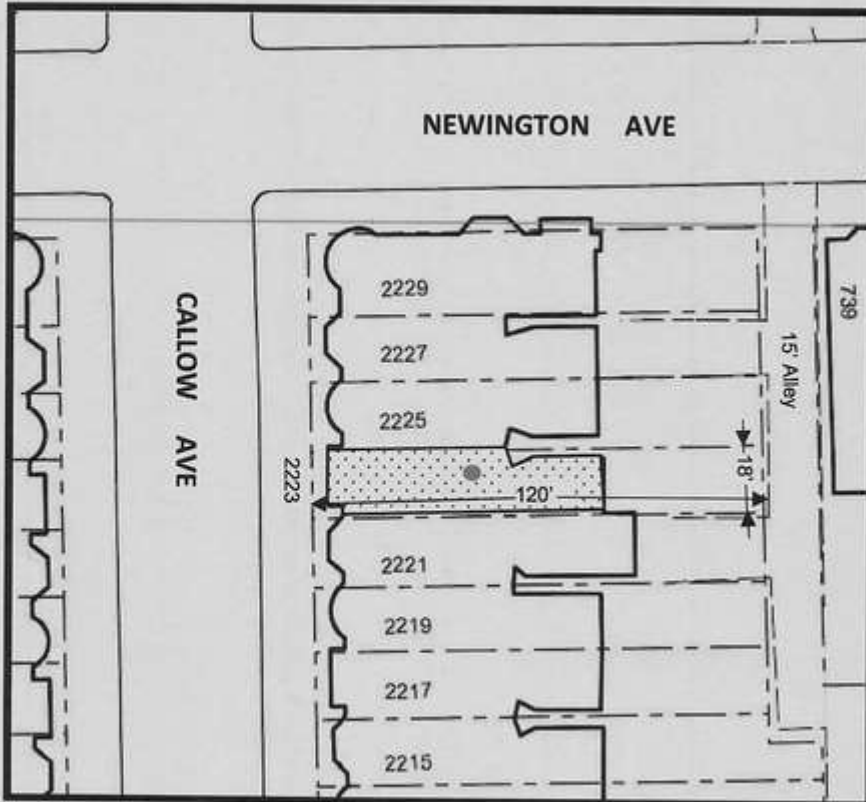
Chief Solicitor

22-172

SHEET NO. 35 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Note:



In Connection With The Property Known As No. 2223 CALLOW AVENUE. 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 13 SECTION 11
BLOCK 3446 LOT 64

Brandon R. Scott
MAYOR

[Signature]
PRESIDENT CITY COUNCIL

RPE 2-17-22

Scale: 1" = 50'

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