

**CITY OF BALTIMORE  
COUNCIL BILL 23-0343  
(First Reader)**

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Introduced by: Councilmember Cohen  
At the request of: ADW1, LLC c/o Garrett Adler  
Address: 841 E. Fort Ave., #277, Baltimore, MD 21230  
Telephone: (410) 458-0977

Introduced and read first time: January 23, 2023

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Parking Authority of Baltimore City, Fire Department, 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 **633 South Montford Avenue**

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 633  
7 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat;  
8 and granting a variance from certain off-street parking requirements.

9 BY authority of

10 Article - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:

12 Required Off-Street Parking)

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 the conversion of a single-family dwelling unit to 3 dwelling units  
17 in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837,  
18 Lot 074), as outlined in red on the plat accompanying this Ordinance, in accordance with  
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building  
20 complies with 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 for a variance from the  
23 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
24 off-street parking.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 23-0343**

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 30<sup>th</sup> day  
10 after the date it is enacted.