

**CITY OF BALTIMORE  
COUNCIL BILL 23-0360  
(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: c/o Jesse Correa; Baltimore Group 1, LLC

Address: 9534 Nottingham Drive, Upper Marlboro, Maryland 20772

Telephone: (240) 472-6732

Introduced and read first time: February 27, 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, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Fire Department

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-7 Zoning District – Variances –**  
4 **2206 West Saratoga Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as  
7 2206 West Saratoga Street (Block 144, Lot 004), as outlined in red on the accompanying plat;  
8 and providing for a special effective date.

9 BY authority of

10 Article - Zoning

11 Sections §§ 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-703(f), 9-701(2), 16-203,  
12 and 16-602 (Table 16-406)

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 2 dwelling units in  
17 the R-7 Zoning District on the property known as 2206 West Saratoga Street (Block 144,  
18 Lot 004), 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 from the requirements of  
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
24 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning  
25 District, is 1,500 square feet, and the lot area size is 1,425 square feet, thus requiring a variance  
26 of 5.0%.

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

## Council Bill 23-0360

1       **SECTION 3. 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 for a variance from the  
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
4 off-street parking.

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

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