

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 22-0227

Introduced by: Councilmember Bullock
At the request of: DDAT Realty Management, LLC
Address: c/o Calvin McCargo Jr.,
200 E. Pratt St., Suite 4100 , Baltimore, MD 21202
Telephone: (443) 540-5565
Introduced and read first time: April 25, 2022
Assigned to: Economic and Community Development Committee
Committee Report: Favorably, with amendments
Council action: Adopted
Read second time: December 15, 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 – Variance – 43-45 South Carey Street**

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 43-45
5 South Carey Street (Block ~~223~~ 233, Lot 025), as outlined in red on the accompanying plat;
6 and granting a variance from gross floor area requirements.

7 BY authority of
8 Article 32 - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, ~~and~~ 9-701(2), and 9-703(c)
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-8 Zoning District on the property known as 43-45 South Carey Street (Block ~~223~~ 233,
15 Lot 025), as outlined in red on the plat accompanying this Ordinance, in accordance with
16 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
17 complies with all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 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 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(c) for gross floor area per unit type, as each of the 3 units would be less
4 than 1,250 square feet, which is the required gross floor area for a 3- or more bedroom unit.

5 **SECTION ~~4~~ 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
6 day after the date it is enacted.

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Certified as duly passed this 09 day of January, 2023



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 09 day of January, 2023



Chief Clerk

Approved this 24th day of February, 2023



Mayor, Baltimore City

Approved for Form and Legal Sufficiency

This 23rd Day of January, 2023.

Elena R. DiPietro

Chief Solicitor