

CITY OF BALTIMORE
ORDINANCE 24 - 393
Council Bill 24-0571

Introduced by: Councilmember Stokes
At the request of: ReBuild Johnston Square Phase 1 LLC
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Introduced and read first time: July 22, 2024
Assigned to: Ways and Means Committee

Committee Report: Favorable
Council action: Adopted
Read second time: September 16, 2024

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District – Variances
730 East Preston Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure complies with all applicable federal, state, and local licensing and certification requirements.

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 2. 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 from the requirements of
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard
4 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning
5 District, is 1,500 square feet, and the lot area size is 1,400 square feet.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
7 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the
8 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for
9 each 1-bedroom unit, and the proposed 1-bedroom unit will be less than 750 square feet of floor
10 area.

11 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
12 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the
13 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
14 off-street parking.

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

23 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
24 enacted.

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Certified as duly passed this 30 day of September, 2024




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 30 day of September, 2024




Chief Clerk

Approved this 2nd day of October, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
this First day of October, 2024



Chief Solicitor