

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 24-0600

Introduced by: Councilmember Torrence
At the request of: Derek Hayes o/b/o ABCD Homes, LLC
Address: P.O. Box 24, Owings Mills, Maryland 21117
Telephone: (443) 814-2223
Introduced and read first time: September 30, 2024
Assigned to: Ways and Means Committee

Committee Report: Favorable
Council action: Adopted
Read second time: November 18, 2024

AN ORDINANCE CONCERNING

**Zoning – Conditional Use of a Single-Family Dwelling Unit to
3 Dwelling Units in the R-8 Zoning District – Variances –
2106 McCulloh Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance from 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, 9-703(f), 16-203, and 16-602 (Table 16-406)
Baltimore City 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 3 dwelling units in the R-8 Zoning District on the property known as 2106 McCulloh Street (Block 0309, Lot 005), 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 building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

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 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 date it is
10 enacted.

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Certified as duly passed this 2 day of December, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 2 day of December, 2024



Chief Clerk

Approved this 2 day of December, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
this 2nd Day of December, 2024.

Elena R. DiPietro

Chief Solicitor