




## MEMORANDUM

TO: Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: November 29, 2017

SUBJECT: City Council Bill No. 17-0164  
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2  
Dwelling Units in the R-8 Zoning District – Variances – 2240 East Baltimore Street

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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0164, an ordinance 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 2240 East Baltimore Street (Block 1723, Lot 039), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area) and certain off-street parking regulations.

BDC has reviewed the ordinance and has no objection to Bill No. 17-0164.

cc: Kyron Banks

**CITY OF BALTIMORE  
COUNCIL BILL 17-0164  
(First Reader)**

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Introduced by: Councilmember Sneed

At the request of: Qwaku Properties

Address: c/o Thomas Stewart, 1389 Jefferson Street, Unit C606, Oakland, California 94612

Telephone: 443-865-5049

Introduced and read first time: November 13, 2017

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, 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 **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **2240 East Baltimore 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-8 Zoning District on the property known as 2240  
7 East Baltimore Street (Block 1723, Lot 039), as outlined in red on the accompanying plat;  
8 and granting variances from certain bulk regulations (lot area) and certain off-street parking  
9 regulations.

10 BY authority of

11 Article 32 - Zoning

12 Section(s) 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and 16-  
13 602 (Table 16-406)

14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units on  
18 the property known as 2240 East Baltimore Street (Block 1723, Lot 039), as outlined in red on  
19 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-  
20 201(a) and 9-701(2), subject to the condition that the building complies with all applicable  
21 federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
24 requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-8 Zoning District.

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