



Legislation Details (With Text)

**File #:** 24-0495    **Version:** 0    **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue  
**Type:** Ordinance    **Status:** In Committee  
**File created:** 2/26/2024    **In control:** Economic and Community Development  
**On agenda:**    **Final action:**  
**Enactment date:**    **Enactment #:**

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue  
For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

**Sponsors:** John T. Bullock

**Indexes:** Conditional Use, Variances, Zoning

**Code sections:**

**Attachments:** 1. 509 N Carrollton -Zoning Statement of Intent, 2. 509 W. Carrollton Ave - Community Letter of Support, 3. 509\_511\_516\_N Carrollton Ave - Plat, 4. 509\_511\_516\_N Carrollton Ave - Zoning Administrator Memo, 5. 511 N Carrollton -Zoning Statement of Intent, 6. 511 W. Carrollton Ave - Community Letter of Support, 7. 516 N Carrollton -Zoning Statement of Intent, 8. 516 W. Carrollton Ave - Community Letter of Support, 9. 24-0495~1st Reader, 10. Planning 24-0495

Date	Ver.	Action By	Action	Result
2/29/2024	0	Baltimore City Council	Refer to Fire Department	
2/29/2024	0	Baltimore City Council	Refer to Parking Authority Board	
2/29/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
2/29/2024	0	Baltimore City Council	Refer to Planning Commission	
2/29/2024	0	Baltimore City Council	Refer to Dept. of Transportation	
2/29/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
2/29/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
2/29/2024	0	Baltimore City Council	Refer to City Solicitor	
2/26/2024	0	Baltimore City Council	Introduced	
2/26/2024	0	Baltimore City Council	Assigned	

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

**Introductory\***  
**City of Baltimore**  
**Council Bill**

Introduced by: Councilmember Bullock  
At the request of: PBIH 1, LLC and Parity Baltimore Incorporated  
Address: c/o Bree Jones  
1014 West 36th Street, Unit 96  
Baltimore, Maryland 21211  
Telephone: (914) 484-3130

A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

By authority of

Article - Zoning  
Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:  
Required Off-Street Parking)  
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 certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), 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 buildings comply 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.

**Section 3. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 4. And be it further ordained,** That this Ordinance takes effect on date it is enacted.