



## Legislation Details (With Text)

**File #:** 23-0409      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 McCulloh Street

**Type:** Ordinance      **Status:** Enacted

**File created:** 6/26/2023      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 1/17/2024

**Enactment date:**      **Enactment #:** 24-295

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 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 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size); and providing for a special effective date.

**Sponsors:** James Torrence

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

**Code sections:**

**Attachments:** 1. 2127 Mcculloh - Community Letter of Support, 2. 2127 McCulloh St - Plat, 3. 2127 McCulloh St - Statement of Intent, 4. 2127 McCulloh St - Zoning Administrator Memo, 5. 23-0409~1st Reader, 6. 23-0409\_PABC, 7. BDC 23-0409, 8. Planning 23-0409, 9. Law 23-0409, 10. DHCD 23-0409, 11. 23-0409 Certificate of Posting new, 12. DOT 23-0409, 13. BMZA 23-0409, 14. 23-0409 Attendance Sheet, 15. 23-0409 Voting Record, 16. cc23-0409(1)~1st (Planning Comm), 17. 23-0409 Hearing Packet, 18. ECD Hearing Notes 23-0409 11-28-23, 19. BCFD 23-0409, 20. cc23-0409(1)~1st (ECD), 21. Findings of Fact\_23-0409\_CU VAR, 22. 23-0409~3rd Reader, 23. Plat 23-0409, 24. 23-0409 Signed, 25. Plat 23-0409 Signed, 26. 23-0409 Completed Ordinance 24-295

Date	Ver.	Action By	Action	Result
1/22/2024	0	Mayor	Signed by Mayor	
12/7/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
12/4/2023	0	Baltimore City Council	3rd Reader, for final passage	
12/4/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
11/28/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
10/31/2023	0	Economic and Community Development	Sign Posting	
10/16/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
6/29/2023	0	Baltimore City Council	Refer to Fire Department	
6/29/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
6/29/2023	0	Baltimore City Council	Refer to Parking Authority	
6/29/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
6/29/2023	0	Baltimore City Council	Refer to City Solicitor	
6/29/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning	

6/29/2023	0	Baltimore City Council	Appeals Refer to Planning Commission
6/29/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
6/26/2023	0	Baltimore City Council	Assigned
6/26/2023	0	Baltimore City Council	Introduced

\* **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 Torrence  
At the request of: Solomon Weldekirstos  
Address: 1676 Patrice Circle, Crofton, Maryland 21114  
Telephone: (301) 512-6217

### A Bill Entitled

An Ordinance concerning

#### **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 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 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size); and providing for a special effective date.

By authority of

Article - Zoning  
Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
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 3 dwelling units in the R-8 Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013), 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 2,250 square feet, and the lot area size is 1,736.8 square feet, thus requiring a variance of 22.8%.

**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 the date it is enacted.