



## Legislation Details (With Text)

**File #:** 22-0227      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 43-45 South Carey Street

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

**File created:** 4/25/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 2/24/2023

**Enactment date:**      **Enactment #:** 23-189

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 43-45 South Carey 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 43-45 South Carey Street (Block 223, Lot 025), as outlined in red on the accompanying plat.

**Sponsors:** John T. Bullock

**Indexes:** Conditional Use, Conversion, Zoning

**Code sections:**

**Attachments:** 1. Zoning Administrator Memo 22-0227, 2. Community Letter of Support 22-0227, 3. Plat 22-0227, 4. Statement of Intent 22-0227, 5. 22-0227~1st Reader, 6. Planning - 22-0227, 7. 22-0227 Public Notice Instructions, 8. Certificate of Posting for 43 S Carey.docx, 9. DOT 22-0227, 10. BMZA 22-0227, 11. Fire 22-0227, 12. PABC 22-0227, 13. DHCD 22-0227, 14. 22-0227 CU Conversion, 15. BDC 22 0227, 16. 22-0227 Agenda, 17. 22-0227 Bill Synopsis, 18. 22-0227 Attendance Sheet, 19. 22-0227 Hearing Notes, 20. 22-0227 Voting Form, 21. 22-0227 Findings of Fact, 22. 22-0227 Minutes, 23. cc22-0227(1)~1st (Comm - ECD), 24. Findings of Fact 22-0227, 25. 22-0227~3rd Reader, 26. Plat 22-0227, 27. 22-0227 Signed, 28. Plat 22-0227 Signed, 29. Completed Ordinance 22-0227

Date	Ver.	Action By	Action	Result
3/13/2023	0	Mayor	Signed by Mayor	
1/9/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
12/15/2022	0	Economic and Community Development	Recommended Favorably with Amendment	
12/15/2022	0	Baltimore City Council	3rd Reader, for final passage	
12/13/2022	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
11/14/2022	0	Economic and Community Development	Sign Posting	
10/24/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
4/28/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
4/28/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
4/28/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
4/28/2022	0	Baltimore City Council	Refer to Fire Department	
4/28/2022	0	Baltimore City Council	Refer to Parking Authority Board	
4/28/2022	0	Baltimore City Council	Refer to City Solicitor	

4/28/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
4/28/2022	0	Baltimore City Council	Refer to Planning Commission
4/25/2022	0	Baltimore City Council	Introduced
4/25/2022	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: DDAT Realty Management, LLC  
Address: c/o Calvin McCargo Jr.,  
200 E. Pratt St., Suite 4100 , Baltimore, MD 21202  
Telephone: (443) 540-5565

### A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 43-45 South Carey 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 43-45 South Carey Street (Block 223, Lot 025), as outlined in red on the accompanying plat.

By authority of  
Article - Zoning  
Sections 5-201(a) and 9-701(2)  
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 43-45 South Carey Street (Block 223, Lot 025), 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 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 3. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.