



Legislation Details (With Text)

**File #:** 22-0322      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins Street  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 12/5/2022      **In control:** Baltimore City Council  
**On agenda:**      **Final action:** 6/12/2023  
**Enactment date:**      **Enactment #:** 23-226

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins 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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off street parking requirements.

**Sponsors:** John T. Bullock

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. 1801 Hollins St - Statement of Intent, 2. 1801 Hollins St - Zoning Administrator Memo, 3. 1801 Hollins St - Community Letter of Support, 4. 1801 Hollins St - Plat, 5. PABC 22-0322, 6. 22-0322 Public Notice Instructions, 7. 22-0322 - Planning Commission, 8. 22-0322 BDC, 9. LAW 22-0322, 10. Fire 22-0322, 11. BMZA 22-0322, 12. DHCD 22-0322, 13. 22-0322(2)~1st Reader, 14. DOT 22-0322, 15. 22-0322 Bill Synopsis 03-28-23, 16. 22-0322 Agenda, 17. 22-0322 Attendance Sheet, 18. 22-0322 Voting Form, 19. 22-0322 Minutes, 20. 22-0322 Hearing Notes, 21. 22-0322 Findings of Facts, 22. 22-0322 Findings of Facts, 23. 2nd Reader Amendments 22-0322(1)~1st (ECD), 24. 22-0322~3rd Reader, 25. 22-0322~3rd Reader, 26. 22-0322 Plat, 27. 22-0322 Signed, 28. Completed Ordinance 22-0322

Date	Ver.	Action By	Action	Result
6/26/2023	0	Mayor	Signed by Mayor	
4/17/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
4/3/2023	0	Baltimore City Council	3rd Reader, for final passage	
4/3/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
3/28/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
2/27/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
12/8/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
12/8/2022	0	Baltimore City Council	Refer to Parking Authority Board	
12/8/2022	0	Baltimore City Council	Refer to Fire Department	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/8/2022	0	Baltimore City Council	Refer to Planning Commission	

12/8/2022	0	Baltimore City Council	Refer to City Solicitor
12/8/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
12/5/2022	0	Baltimore City Council	Assigned
12/5/2022	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 Bullock  
At the request of: Van Brooks o/b/o Van Brooks Enterprises, LLC  
Address: 1214 W. Lexington St., Baltimore, MD 21223  
Telephone: (443) 453-8181

### A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins 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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off street parking requirements.

By authority of

Article - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and  
16-602 (Table 16-406)  
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 1801 Hollins Street (Block 0225, Lot 001), 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), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500 square feet, and the lot area size is 1,250 square feet, thus requiring a variance of 16.6%.

**Section 3. 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 4. 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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.