



Legislation Details (With Text)

**File #:** 23-0403    **Version:** 0    **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1323 North Caroline Street  
**Type:** Ordinance    **Status:** In Committee  
**File created:** 6/12/2023    **In control:** Economic and Community Development  
**On agenda:**    **Final action:**  
**Enactment date:**    **Enactment #:**

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1323 North Caroline 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 1323 North Caroline Street (Block 1150, Lot 043), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

**Sponsors:** Robert Stokes, Sr.

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

**Code sections:**

**Attachments:** 1. 1323 N. Caroline St - Community Letter of Support, 2. 1323 N. Caroline St - Plat, 3. 1323 N. Caroline St - Statement of Intent, 4. 1323 N. Caroline St - Zoning Administrator Memo, 5. 23-0403~1st Reader, 6. PABC 23-0403, 7. 23-0403 OECR, 8. BDC 23-0403, 9. Fire 23-0403

Date	Ver.	Action By	Action	Result
6/15/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
6/15/2023	0	Baltimore City Council	Refer to Fire Department	
6/15/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
6/15/2023	0	Baltimore City Council	Refer to Parking Authority Board	
6/15/2023	0	Baltimore City Council	Refer to City Solicitor	
6/15/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
6/15/2023	0	Baltimore City Council	Refer to Planning Commission	
6/15/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
6/15/2023	0	Baltimore City Council	Refer to Office of Civil Rights and Wage Enforcement	
6/12/2023	0	Baltimore City Council	Assigned	
6/12/2023	0	Baltimore City Council	Introduced	

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

Introduced by: Councilmember Stokes  
At the request of: c/o Boycutt “Jay” Frederick, Estia Ventures  
Address: 400 E. Pratt Street 8th Floor; Baltimore, MD 21202  
Telephone: 919-395-0428

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 - 1323 North Caroline 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 1323 North Caroline Street (Block 1150, Lot 043), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d) and (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 3 dwelling units in the R-8 Zoning District on the property known as 1323 North Caroline Street (Block 1150, Lot 043), 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 3 dwelling units, in the R-8 Zoning District, is 2,250 square feet (750 per dwelling unit), and the lot area size is 1,350 square feet, thus requiring a variance of 60%.

**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 date it is enacted.