



## Legislation Details (With Text)

**File #:** 23-0470      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances - 704 North Gilmore Street

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

**File created:** 12/4/2023      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 4/24/2024

**Enactment date:**      **Enactment #:** 24-333

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances - 704 North Gilmore Street  
 For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmore Street (Block 0098, Lot 016), 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:** John T. Bullock

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

**Code sections:**

**Attachments:** 1. 704 N. Gilmore - Zoning Administrator Memo, 2. 704 N. Gilmore - Zoning Statement of Intent, 3. 704 N. Gilmore St - Plat, 4. 704 N. Gilmore Street - Community Letter of Support, 5. 23-0470~1st Reader, 6. BMZA 23-0470, 7. BDC 23-0470, 8. BCFD 23 - 0470, 9. 23-0470 - Planning Commission, 10. 23-0470 Certificate of Posting, 11. PABC 23-0470, 12. LAW 23-0470, 13. DHCD 23-0470, 14. DOT 23-0470, 15. 23-0470 Hearing notes 4-2-24, 16. 23-0470 Attendance Sheet 4-2-24, 17. 23-0470 Voting Record, 18. 23-0470 - Hearing Packet, 19. 2nd Reader Amendments 23-0470(1)~1st (ECD), 20. Findings of Fact\_23-0470\_CU VAR, 21. 23-0470~3rd Reader, 22. CP Signed Plat 23-0470, 23. 23-0470 Signed, 24. Plat 23-0470 Signed, 25. Completed Ordinance 23-0470 24-333

Date	Ver.	Action By	Action	Result
5/1/2024	0	Mayor	Signed by Mayor	
4/15/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
4/8/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
4/8/2024	0	Economic and Community Development	Recommended Favorably with Amendment	
4/2/2024	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
3/12/2024	0	Economic and Community Development	Sign Posting	
3/4/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/7/2023	0	Baltimore City Council	Refer to Fire Department	
12/7/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
12/7/2023	0	Baltimore City Council	Refer to Parking Authority Board	

12/7/2023	0	Baltimore City Council	Refer to Dept. of Transportation
12/7/2023	0	Baltimore City Council	Refer to City Solicitor
12/7/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
12/7/2023	0	Baltimore City Council	Refer to Planning Commission
12/4/2023	0	Baltimore City Council	Assigned
12/4/2023	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 Bullock  
At the request of: Glenn Curtis Rogers Jr.  
Address: 3113 Baker Street, Baltimore, Maryland, 21216  
Telephone: (443) 822-1669

### A Bill Entitled

An Ordinance concerning

### **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances - 704 North Gilmor Street**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmor Street (Block 0098, Lot 016), 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 - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 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 into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmor Street (Block 0098, Lot 016), 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 4 dwelling units, in the R-8 Zoning District, is 2,625 square feet, and the lot area size is 1,708.50 square feet, thus requiring a variance of 34.91%.

**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.