



## Legislation Details (With Text)

**File #:** 21-0185      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units in the R-8 Zoning District - Variances - 2044 Walbrook Avenue

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

**File created:** 12/6/2021      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 6/21/2022

**Enactment date:**      **Enactment #:** 22-139

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units in the R-8 Zoning District - Variances - 2044 Walbrook Avenue  
 For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

**Sponsors:** James Torrence

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

**Code sections:**

**Attachments:** 1. Statement of Intent 21-0185, 2. Plat 21-0185, 3. 21-0185~1st Reader, 4. Fire 21-0185, 5. BMZA 21-0185, 6. Planning 21-0185, 7. PNI - 21-0185 CU Walbrook, 8. Law 21-0185, 9. Sign Posting 21-0185, 10. DHCD 21-0185, 11. 21-0185 PABC, 12. DOT 21-0185, 13. BDC 21-0185, 14. 21-0185 Agenda, 15. 21-0185 Bill Synopsis, 16. 21-0185 Hearing Note, 17. 21-0185 Minutes, 18. 21-0185 Voting Form, 19. 21-0185 Findings of Facts, 20. 2nd Reader Amendments 21-0185(1)~1st (ECD), 21. 21-0185~3rd Reader, 22. 21-0186~3rd Reader, 23. 22-0201~3rd Reader, 24. 21-0182~3rd Reader, 25. 21-0184~3rd Reader, 26. 21-0185~3rd Reader, 27. 21-0185 Signed, 28. Completed Ordinance 21-0185

| Date      | Ver. | Action By                          | Action                                     | Result |
|-----------|------|------------------------------------|--|--------|
| 6/27/2022 | 0    | Mayor                              | Signed by Mayor                            |        |
| 4/25/2022 | 0    | Baltimore City Council             | Approved and Sent to the Mayor             |        |
| 4/4/2022  | 0    | Baltimore City Council             | 3rd Reader, for final passage              |        |
| 4/4/2022  | 0    | Economic and Community Development | Recommended Favorably with Amendment       |        |
| 3/29/2022 | 0    | Economic and Community Development | Recommended Favorably with Amendment       | Pass   |
| 3/8/2022  | 0    | Economic and Community Development | Scheduled for a Public Hearing             |        |
| 2/22/2022 | 0    | Economic and Community Development | Scheduled for a Public Hearing             |        |
| 12/9/2021 | 0    | Baltimore City Council             | Refer to Fire Department                   |        |
| 12/9/2021 | 0    | Baltimore City Council             | Refer to Baltimore Development Corporation |        |
| 12/9/2021 | 0    | Baltimore City Council             | Refer to Parking Authority                 |        |
| 12/9/2021 | 0    | Baltimore City Council             | Refer to Dept. of Transportation           |        |
| 12/9/2021 | 0    | Baltimore City Council             | Refer to City Solicitor                    |        |

|           |   |                        |   |
|-----------|---|------------------------|---|
| 12/9/2021 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals      |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Planning Commission                        |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development |
| 12/6/2021 | 0 | Baltimore City Council | Assigned  |
| 12/6/2021 | 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: Bashar Hijazi c/o Jack Street, L.L.C.  
Address: 4204 Plummerville Drive, Bowie, MD 20720  
Telephone: (301) 873-9991

### A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units in the R-8 Zoning District - Variances - 2044 Walbrook Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, 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(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 to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), 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 8 dwelling units, in the R-8 Zoning District, is 5,625 square feet, and the lot area size is 1,260 square feet.

**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(c) for gross floor area per unit type, as 750 square feet are required for each 1-bedroom unit, and each of the proposed bedroom units will be less than 750 square feet of floor area.

**Section 4. 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 5. 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 6. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.