



## Legislation Details (With Text)

**File #:** 22-0203      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 2223 Callow Avenue

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

**File created:** 3/7/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 10/11/2022

**Enactment date:**      **Enactment #:** 22-172

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 2223 Callow Avenue  
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 2223 Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

**Sponsors:** James Torrence

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

**Code sections:**

**Attachments:** 1. 2223 Callow Ave - Statement of Intent, 2. 2223 Callow Ave - Plat, 3. 22-0203~1st Reader, 4. PABC 22-0203, 5. BMZA 22-203, 6. 22-0203 Planning, 7. BDC 22 0203, 8. 22-0203 Public Notice Instructions, 9. Sign Posting Certification 22-0203, 10. LAW 22-0203, 11. Transportation 22-0203, 12. Fire 22- 0203, 13. DHCD 22-0203, 14. 22-0203 Agenda, 15. 22-0203 Bill Synopsis, 16. 22-0203 Hearing Notes, 17. 22-0203 Voting Form, 18. 22-0203 Minutes, 19. 22-0203 Findings of Fact, 20. 22-0203 Findings of Fact, 21. 22-0203~3rd Reader, 22. Plat Signed 22-0203, 23. Plat 22-0203 Signed, 24. Plat 22-0203, 25. 22-0203 Signed, 26. Completed Ordinance 22-0203

Date	Ver.	Action By	Action	Result
10/24/2022	0	Mayor	Signed by Mayor	
9/12/2022	0	Baltimore City Council	Approved and Sent to the Mayor	
8/15/2022	0	Economic and Community Development	Recommended Favorably	
8/15/2022	0	Baltimore City Council	3rd Reader, for final passage	
8/9/2022	0	Economic and Community Development	Recommended Favorably	Pass
7/16/2022	0	Economic and Community Development	Sign Posting	
6/21/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
3/10/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
3/10/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
3/10/2022	0	Baltimore City Council	Refer to Fire Department	
3/10/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
3/10/2022	0	Baltimore City Council	Refer to Parking Authority Board	
3/10/2022	0	Baltimore City Council	Refer to City Solicitor	

3/10/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
3/10/2022	0	Baltimore City Council	Refer to Planning Commission
3/7/2022	0	Baltimore City Council	Assigned
3/7/2022	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 Torrence  
At the request of: Sean Pennie  
Address: 2223 Callow Ave., Baltimore, MD 21217  
Telephone: (443) 802-8990

### 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 - 2223 Callow Avenue**

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 2223 Callow Avenue (Block 3446, Lot 64), 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 2223 Callow Avenue (Block 3446, Lot 64), 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.