



## Legislation Details (With Text)

**File #:** 24-0579      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun Street

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

**File created:** 8/26/2024      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 11/27/2024

**Enactment date:**      **Enactment #:** 24-411

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun 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 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

**Sponsors:** John T. Bullock

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

**Code sections:**

**Attachments:** 1. 523 N. Calhoun St - Community Letter of Support, 2. 523 N. Calhoun St - Plat, 3. 523 N. Calhoun St - Statement of Intent, 4. 523 N. Calhoun St - Zoning Administrator Memo, 5. 24-0579~1st Reader, 6. Planning Commission - 24-0579, 7. Law - 24-0579, 8. Certificate of Posting 24-0579, 9. BMZA 24-0579, 10. BDC 24-0579, 11. DOT 24-0579, 12. DHCD 24-0579, 13. PABC 24-0579, 14. Findings of Fact\_24-0579\_CU VAR, 15. 24-0579~3rd Reader, 16. Plat 24-0579, 17. 24-0579 Signed, 18. Plat 24-0579 Signed, 19. Completed Ordinance 24-0579 - 24-411

Date	Ver.	Action By	Action	Result
12/2/2024	0	Mayor	Signed by Mayor	
11/4/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
10/21/2024	0	Baltimore City Council	3rd Reader, for final passage	
10/21/2024	0	Ways and Means	Recommended Favorably	
10/8/2024	0	Ways and Means	Recommended Favorably	Pass
9/17/2024	0	Ways and Means	Sign Posting	
8/29/2024	0	Baltimore City Council	Refer to Parking Authority Board	
8/29/2024	0	Baltimore City Council	Refer to City Solicitor	
8/29/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
8/29/2024	0	Baltimore City Council	Refer to Planning Commission	
8/29/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
8/29/2024	0	Baltimore City Council	Refer to Fire Department	
8/29/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
8/29/2024	0	Baltimore City Council	Refer to Dept. of Transportation	

8/26/2024	0	Baltimore City Council	Assigned
8/26/2024	0	Baltimore City Council	Introduced
8/26/2024	0	Ways and Means	Scheduled for a Public Hearing

\* **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: There's No Place Like Home Enterprises LLC,  
c/o Angelia Johnson and Willie Johnson, Jr.  
Address: 10504 McGuire Way, Clinton, Maryland 20735  
Telephone: (240) 935-6927

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 - 523 North Calhoun 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 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from 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, 9-701(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 523 North Calhoun Street (Block 0125, 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 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 3. 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 4. And be it further ordained,** That this Ordinance takes effect on the date it is enacted.