



Legislation Details (With Text)

File #: 24-0600 **Version:** 0 **Name:** Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh Street

Type: Ordinance **Status:** Enacted

File created: 9/30/2024 **In control:** Baltimore City Council

On agenda: **Final action:** 12/3/2024

Enactment date: **Enactment #:** 24-447

Title: Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh 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 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance from off-street parking requirements; and providing for a special effective date.

Sponsors: James Torrence

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments: 1. 2106 McCulloh St - Community Letter of Support, 2. 2106 McCulloh St - Plat, 3. 2106 McCulloh St - Statement of Intent, 4. 2106 McCulloh St - Zoning Administrator Memo, 5. 24-0600~1st Reader, 6. Sign Posting 24-0600, 7. DOT 24-0600, 8. BCFD 24 ~ 0600, 9. BDC 24-0600, 10. BMZA 24-600, 11. Planning Commission - 24-0600, 12. PABC CCB 24-0600, 13. DHCD 24-0600, 14. OECR 24-0600 (1), 15. Law - 24-0600, 16. Findings of Fact_CU Variance_24-0600, 17. WM Hearing Notes 24-0600, 18. A. Public Notice Instructions Conditional Use 24-0600, 19. Final Bill Synopsis_24-0600, 20. Voting Session_November 18th Meeting Minutes, 21. Final Voting Record, 22. 24-0600~3rd Reader, 23. Plat24-0600, 24. 24-0600 Signed, 25. Plat24-0600 Signed, 26. 24-0600 - Ord. 24-447 Signed by Mayor

Date	Ver.	Action By	Action	Result
12/4/2024	0	Mayor	Signed by Mayor	
12/2/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
11/18/2024	0	Ways and Means	Recommended Favorably	
11/18/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
11/18/2024	0	Ways and Means	Recommended Favorably	Pass
11/13/2024	0	Ways and Means	Scheduled for Voting Session	
11/12/2024	0	Ways and Means		
10/19/2024	0	Ways and Means	Sign Posting	
10/3/2024	0	Baltimore City Council	Refer to Dept. of Transportation	
10/3/2024	0	Baltimore City Council	Refer to Parking Authority Board	
10/3/2024	0	Baltimore City Council	Refer to Office of Civil Rights and Wage Enforcement	
10/3/2024	0	Baltimore City Council	Refer to Planning Commission	
10/3/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	

10/3/2024	0	Baltimore City Council	Refer to Fire Department
10/3/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation
10/3/2024	0	Baltimore City Council	Refer to City Solicitor
10/3/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
9/30/2024	0	Baltimore City Council	Assigned
9/30/2024	0	Baltimore City Council	Introduced
9/30/2024	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 Torrence
At the request of: Derek Hayes o/b/o ABCD Homes, LLC
Address: P.O. Box 24, Owings Mills, Maryland 21117
Telephone: (443) 814-2223

A Bill Entitled

An Ordinance concerning **Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh 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 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance 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, 9-703(f), 16-203, and 16-602 (Table 16-406)
Baltimore City 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 2106 McCulloh Street (Block 0309, Lot 005), 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 3. And be it further ordained, That this Ordinance takes effect on the date it is enacted.