



## Legislation Text

File #: 24-0600, Version: 0

\* **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  
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#### 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.