

**CITY OF BALTIMORE
COUNCIL BILL 25-0128
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Derrick Shaw

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Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units
3 in the R-8 Zoning District – 1118 N Carey Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street
6 (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a
7 special effective date.

8 BY authority of

9 Article 32 - Zoning
10 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
14 permission is granted for the conversion of a single-family dwelling unit into 3 dwelling units on
15 the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and
17 9-701(2), subject to the condition that the property complies with all applicable federal, state, and
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
20 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
22 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units in
23 the R-8 Zoning District is 1,500 square feet and the existing lot area size is approximately
24 1,097.6 square feet, requiring a variance of 27%.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
10 enacted.