



## Legislation Details (With Text)

**File #:** 22-0325      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel Street

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

**File created:** 12/5/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 8/21/2023

**Enactment date:**      **Enactment #:** 23-255

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel 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-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

**Sponsors:** Zeke Cohen

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. 466 Hornel St - Zoning Administrator Memo, 2. 466 Hornel St - BMZA Resolution - BMZ2021-00349, 3. 466 Hornel St - Community Letter of Support, 4. 466 Hornel St - Plat, 5. 466 Hornel St - Statement of Intent, 6. 22-0325~1st Reader, 7. CCB 22-0325 PABC, 8. 22-0325 Public Notice Instructions, 9. 22-0325 - Planning Commission, 10. Fire 22-0325, 11. 22-0325 BDC, 12. Sign Posting Certification Form 466 HORNEL ST, 13. Sign Posting Picture 1, 14. Sign Posting Picture 2, 15. Sign Posting Picture 3, 16. Sign Posting Picture 4, 17. Law 22-0325, 18. DHCD 22-0325, 19. BMZA 22-325, 20. DOT 22-0325, 21. Bill Synopsis 22-0325, 22. Agenda 22-0325, 23. ECD Hearing Notes 22-0325, 24. Voting Record 22-0325, 25. cc22-0325(1)~1st(ECD), 26. 22-0325 Findings of Fact\_CU VAR, 27. 22-0325~3rd Reader, 28. Plat 22-0325, 29. 22-0325 Signed, 30. Plat 22-0325 Signed, 31. Completed Ordinance 22-0325

Date	Ver.	Action By	Action	Result
9/18/2023	0	Mayor	Signed by Mayor	
6/12/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
5/15/2023	0	Baltimore City Council	3rd Reader, for final passage	
5/15/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
5/2/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
3/28/2023	0	Economic and Community Development	Sign Posting	
3/13/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
2/27/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
12/8/2022	0	Baltimore City Council	Refer to Parking Authority	
12/8/2022	0	Baltimore City Council	Refer to City Solicitor	

12/8/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
12/8/2022	0	Baltimore City Council	Refer to Planning Commission
12/8/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
12/8/2022	0	Baltimore City Council	Refer to Fire Department
12/8/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation
12/5/2022	0	Baltimore City Council	Assigned
12/5/2022	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 Cohen  
At the request of: Miryan Quezada  
Address: 238 Nassau Blvd. S., Garden City, New York 11530  
Telephone: (516) 850-8419

### A Bill Entitled

#### An Ordinance concerning **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel 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-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

By authority of

Article - Zoning  
Sections 5-201(a), 9-401 (Table 9-401), 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-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200 square feet, and the lot area size is 1,714 square feet, thus requiring a variance of 22.1%.

**Section 3. 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 4. 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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.