

CITY OF BALTIMORE
ORDINANCE **23 · 255**
Council Bill 22-0325

Introduced by: Councilmember Cohen
At the request of: Miryan Quezada
Address: 238 Nassau Blvd. S., Garden City, New York 11530
Telephone: (516) 850-8419
Introduced and read first time: December 5, 2022
Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: May 15, 2023

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
2 **to 2 Dwelling Units in the R-7 Zoning District – Variances**
3 **466 Hornel Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as
6 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and
7 granting variances from certain bulk regulations (lot area size) and, off-street parking
8 requirements, and gross floor area per unit type requirements.

9 BY authority of

10 Article - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f),
12 16-203, and 16-602 (Table 16-406)
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), as
18 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning
25 District, is 2,200 square feet, and the lot area size is 1,714 square feet, thus requiring a variance
26 of 22.1%.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

5 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
6 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
7 requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for
8 each 2-bedroom unit, and the existing structure contains approximately 800 gross square feet for
9 each 2-bedroom unit.

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

18 **SECTION 6. SECTION 5- AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on
19 the 30th day after the date it is enacted.

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Certified as duly passed this 12 day of June, 2023



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 12 day of June, 2023

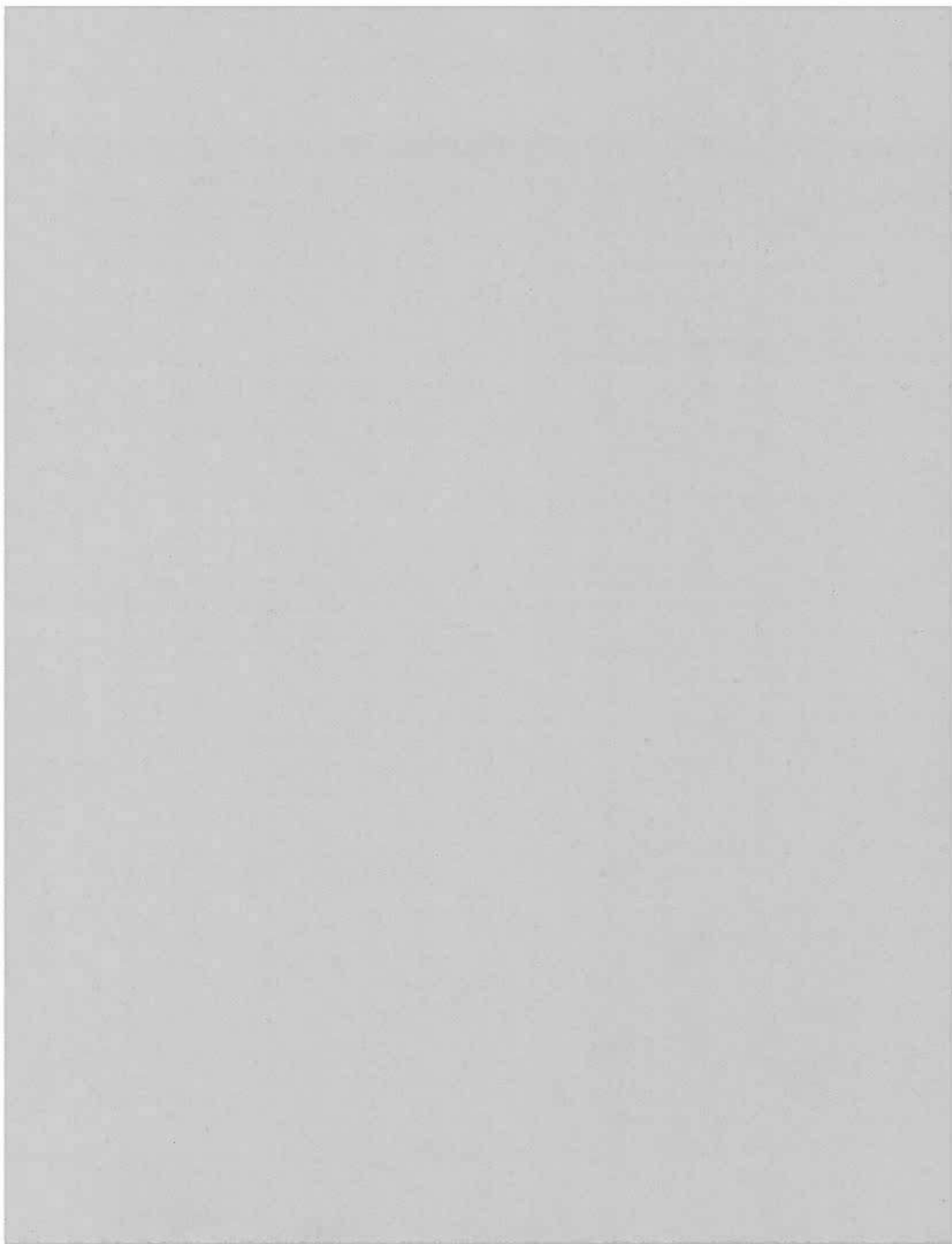


Chief Clerk

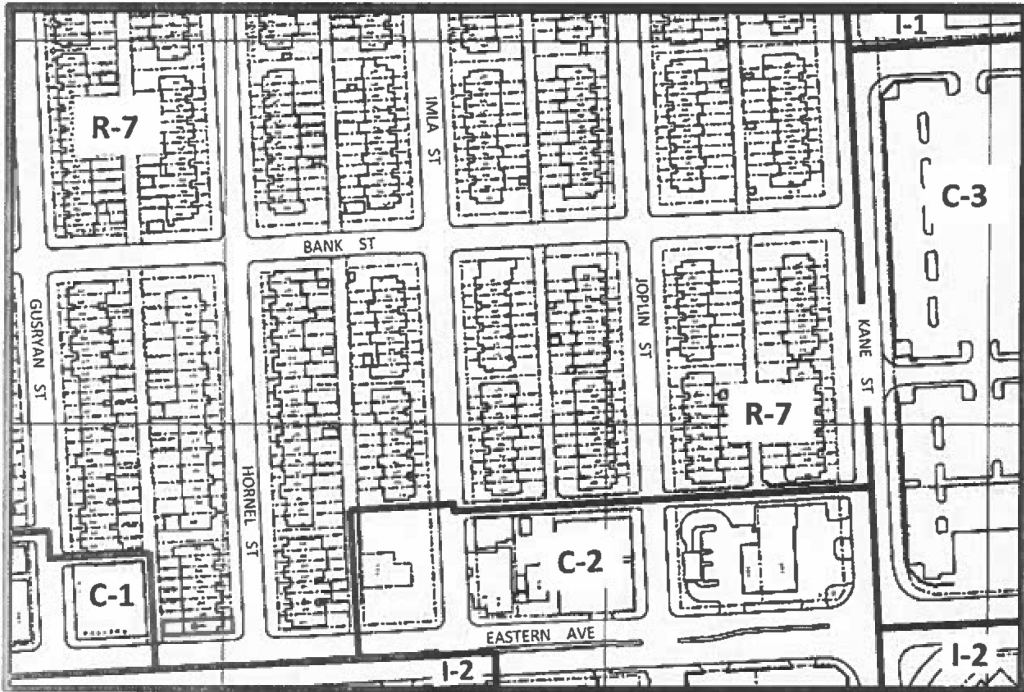
Approved this 21st day of August, 2023



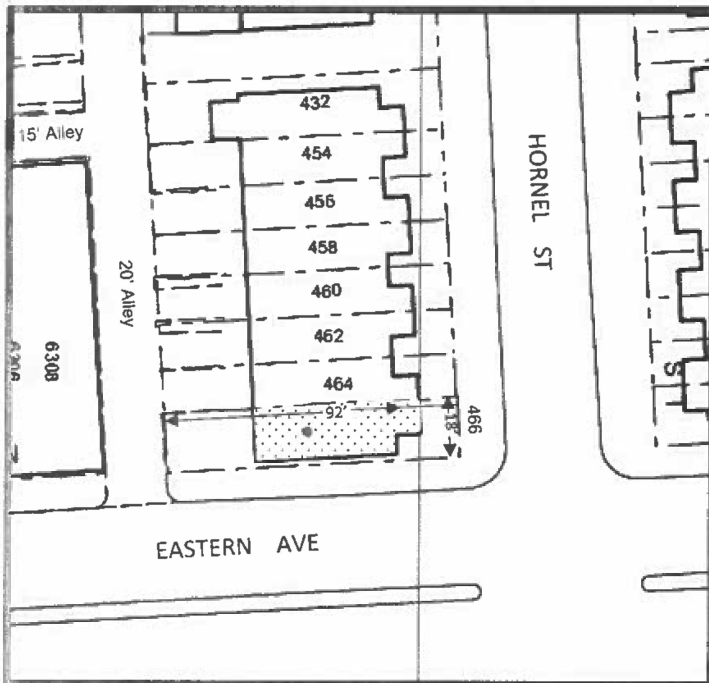
Mayor, Baltimore City



**SHEET NO. 60 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 466 HORNEL STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 26 SECTION 17

BLOCK 6345 LOT 23

Brandon M. Scott

MAYOR 08/21/2023

[Signature] 6-12-23

PRESIDENT CITY COUNCIL

RPE 9-30-22

Scale: 1" = 50'

CCB 22-0325