

**CITY OF BALTIMORE  
COUNCIL BILL 18-0182  
(First Reader)**

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Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,  
Maryland 21202

Telephone: 1-410-353-5667

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variance –**  
4 **600 East 29<sup>th</sup> Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600  
7 East 29<sup>th</sup> Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 600 East 29<sup>th</sup> Street (Block 4072A, Lot 033), as  
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District  
23 (Table 16-406).

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

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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 30<sup>th</sup> day  
10 after the date it is enacted.