

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: February 26, 2019
RE: Council Bill 19-0327



I am herein reporting on City Council Bill 19-0327 introduced by Councilmember Stokes at the request of Jabari Jackson.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2323 North Calvert Street.

According to Baltimore City Code Art. 32 § 9-701(2), the R-8 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703(f) require that at least 1 off-street parking space must be provided for each dwelling unit. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. A site visit was conducted during the third week of February 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is not sufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0327.

**CITY OF BALTIMORE
COUNCIL BILL 19-0327
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: Jabari Jackson

Address: c/o Ameenah Jackson, 25209 Bunting Circle, Land O Lakes, Florida 34639

Telephone: 443-676-9461

Introduced and read first time: January 28, 2019

Assigned to: Land Use and Transportation Committee

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

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 – Variances –**
4 **2323 North Calvert 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 2323
7 North Calvert Street (Block 3822, Lot 012), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk regulations (lot area) and certain off-street parking
9 regulations.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and
13 16-602 (Table 16-406)

14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
18 the R-8 Zoning District on the property known as 2323 North Calvert Street (Block 3822, Lot
19 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
20 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
21 with all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-8 Zoning District.

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 pursuant to the authority granted by §§ 5-
2 305(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: Off-street parking in the R-8 Zoning District
4 (Table 16-406).

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

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