

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0327

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

Committee Report: Favorable

Council action: Adopted

Read second time: May 6, 2019

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variances –
2323 North Calvert Street**

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3
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-8 Zoning District on the property known as 2323
6 North Calvert Street (Block 3822, Lot 012), as outlined in red on the accompanying plat; and
7 granting variances from certain bulk regulations (lot area) and certain off-street parking
8 regulations.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and

12 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-8 Zoning District on the property known as 2323 North Calvert Street (Block 3822, Lot
18 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
19 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
20 with 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 §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-8 Zoning District.

24 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
25 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the

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 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District
2 (Table 16-406).

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

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

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City