

**ENROLLED**  
**CITY OF BALTIMORE**  
**ORDINANCE 20.391**  
**Council Bill 20-0525**

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Introduced by: Councilmember Stokes, ~~Councilmember Cohen~~  
At the request of: Barclay, LLC  
Address: c/o Adrian Akerman, 3109 Barclay Street, Baltimore, Maryland 21218  
Telephone: 410-371-8090  
Introduced and read first time: April 27, 2020  
Assigned to: Land Use Committee  

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Committee Report: Favorable  
Council action: Adopted  
Read second time: July 20, 2020  

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**AN ORDINANCE CONCERNING**

1           **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
2                           **2 Dwelling Units in the R-8 Zoning District – Variance –**  
3   **316 East 21<sup>st</sup> 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-8 Zoning District on the property known as 316  
6       East 21<sup>st</sup> Street (Block 3813, Lot 056), as outlined in red on the accompanying plat; and  
7       granting a variance from certain bulk regulations (lot area size).

8       BY authority of  
9       Article 32 - Zoning  
10       Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
11       Baltimore City Revised Code  
12       (Edition 2000)

13       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14       permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
15       the R-8 Zoning District on the property known as 316 East 21<sup>st</sup> Street (Block 3813, Lot 056), as  
16       outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
17       Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
18       all applicable federal, state, and local licensing and certification requirements.

19       **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
20       305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401  
21       (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as  
22       the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500  
23       square feet, and the lot area size is approximately 1,125 square feet.

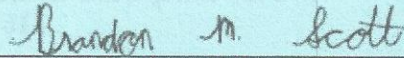
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.  
Underlined italics indicate matter added to the bill  
by amendment after printing for third reading.

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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.

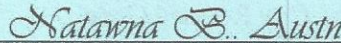
Certified as duly passed this 27 day of July, 2020



President, Baltimore City Council

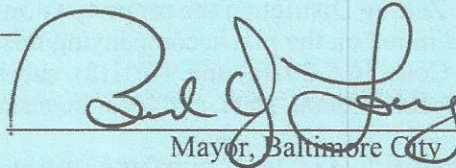
Certified as duly delivered to His Honor, the Mayor,

this 27 day of July, 2020



Chief Clerk

Approved this 6 day of August, 2020



Mayor, Baltimore City

Approved for form and legal sufficiency  
this 5th day August, 2020.



Chief Solicitor