

**CITY OF BALTIMORE
COUNCIL BILL 12-0145
(First Reader)**

Introduced by: Councilmember Cole

At the request of: Oak Pointe Associates, LLC

Address: c/o Kevin Sanders, 117 Bayview, Grasonville, Maryland 21638

Telephone: 443-838-9753

Introduced and read first time: September 24, 2012

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, Department of Transportation, Fire Department, Health Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 3-Family**
3 **Dwelling Unit in the R-8 Zoning District – 1427 McCulloh Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling
5 unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as 1427
6 McCulloh Street, as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 3-305(b)(3) and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a 2-family dwelling unit to a 3-family dwelling unit on
14 the property known as 1427 McCulloh Street, as outlined in red on the plat accompanying this
15 Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(3) and 14-102, subject to
16 the condition that the building complies with all applicable federal, state, and local licensing and
17 certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall
21 sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii)
22 the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of
23 Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and
24 Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning
25 Administrator.

26 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
27 after the date it is enacted.

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