

CITY OF BALTIMORE
ORDINANCE **20-389**
Council Bill 19-0475

Introduced by: Councilmember Pinkett
At the request of: Whitestone Holdings Properties, LLC
Address: c/o Nate Pretl, AB Associates, 201 East Baltimore Street, Suite 1150, Baltimore,
Maryland 21202
Telephone: 443-996-0019
Introduced and read first time: December 5, 2019
Assigned to: Land Use Committee
Committee Report: Favorable
Council action: Adopted
Read second time: July 13, 2020

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 – 806 Reservoir Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 806
5 Reservoir Street (Block 3445, Lot 049), as outlined in red on the accompanying plat.

6 BY authority of
7 Article 32 - Zoning
8 Sections 5-201(a) and 9-701(2)
9 Baltimore City Revised Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
12 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
13 the R-8 Zoning District on the property known as 806 Reservoir Street (Block 3445, Lot 049), as
14 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
15 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
16 all applicable federal, state, and local licensing and certification requirements.

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

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

Certified as duly passed this 20 day of July, 2020

Brandon M. Scott
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 20 day of July, 2020

Katarina B. Austin
Chief Clerk

Approved this 6 day of August, 2020

Ben Jeong
Mayor, Baltimore City

Approved for form and legal sufficiency
this 23rd of July, 2020.

Elena DiPietro
Chief Solicitor