

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: October 12, 2018  
RE: Council Bill 18-0287



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

I am herein reporting on City Council Bill 18-0287 introduced by Councilmember Bullock at the request of Lynwood McMurray.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue.

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 last week of September 2018. 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 18-0287.

**CITY OF BALTIMORE  
COUNCIL BILL 18-0287  
(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: Lynwood McMurray

Address: c/o Andi Toney, 875 North Howard Street, Baltimore, Maryland 21201

Telephone: 410-805-2472

Introduced and read first time: September 17, 2018

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **1235 West Lafayette Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235  
7 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat;  
8 and granting variances from certain bulk (lot area), gross floor area per unit type, and off-  
9 street parking regulations.

10 BY authority of

11 Article - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c)(3), 9-703(f),  
13 16-203, and 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 3 dwelling units in  
18 the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot  
19 021), 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-  
23 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
24 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
25 and Yard Regulations), as a lot area of 1,875 square feet is required for 3 dwelling units, and the  
26 lot is only 1,280 square feet.

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

**Council Bill 18-0287**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
2 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of § 9-703(c)(3) for gross floor area per unit type, as two of the proposed bedroom  
4 units, on the second and third floors, would be less than 1,000 square feet.

5       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
6 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
7 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-  
8 Street Parking).

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

17       **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
18 after the date it is enacted.