

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 13-0285

Introduced by: Councilmember Welch
At the request of: Urban Phoenix Holdings Corporation
Address: c/o Chris Taylor, 39 South Stricker Street, Unit 6, Baltimore, Maryland 21223
Telephone: 443-415-0554
Introduced and read first time: October 21, 2013
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2014

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a
2-Family Dwelling Unit in the R-8 Zoning District – Variances –
1601 West Pratt Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1601 West Pratt Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, and certain off-street parking requirements.

BY authority of
Article - Zoning
Section(s) ~~3-305(b)(3)~~ 3-305(b)(2), 14-102, 15-101, ~~15-202(a)~~ 15-202, 15-208, 15-218, and 15-219
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1601 West Pratt Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ ~~3-305(b)(3)~~ 3-305(b)(2) and 14-102, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(a), 15-218, and 15-219, the City Council grants a variance from the required lot area size of 1500 square feet for a lot of 1280 square feet, a variance of 220 square feet of lot area.

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 pursuant to the authority granted by Title 15
2 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(b), 15-218, and 15-219,
3 the City Council grants a variance for lot coverage that is more than otherwise allowed by the
4 applicable regulation.

5 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
6 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,
7 the City Council grants a variance of 1 parking space from the requirement of 2 parking spaces.

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

16 **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
17 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