

**CITY OF BALTIMORE
COUNCIL BILL 14-0381
(First Reader)**

Introduced by: Councilmember Welch

At the request of: Urban Phoenix Holding Corp.

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Introduced and read first time: May 12, 2014

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 – Variance – 1327 West Lombard Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a 2-family
5 dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as
6 1327 West Lombard Street, as outlined in red on the accompanying plat; and granting a
7 variance from an off-street parking requirement.

8 BY authority of

9 Article - Zoning
10 Section(s) 3-305(b)(3), 14-102, 15-101, and 15-208
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 2-family dwelling unit to a 3-family dwelling unit
15 on the property known as 1327 West Lombard Street, as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(3)
17 and 14-102, subject to the condition that the building complies with all applicable federal, state,
18 and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
20 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, the City
21 Council grants a variance from the requirement of 1 vehicle parking space to 0 vehicle parking
22 spaces.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

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1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
5 the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
7 after the date it is enacted.