

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 18-0287

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
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: March 18, 2019

AN ORDINANCE CONCERNING

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

FOR the purpose of 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 (Block 0090, Lot 021), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and lot area coverage, gross floor area per unit type, and off-street parking regulations.

BY authority of
Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c)(3), 9-703(f), 16-203, and 16-602 (Table 16-406)
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 single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), 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 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as a lot area of 1,875 square feet is required for 3 dwelling units, and the lot is only 1,280 square feet.

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 §§ 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 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk
4 and Yard Regulations), as the maximum lot coverage allowed is 60% for a lot that is 80 feet or
5 more in depth, and the existing structure, dating from original construction, covers 79% of the
6 lot.

7 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
8 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from
9 the requirements of § 9-703(c)(3) for gross floor area per unit type, as two of the proposed
10 bedroom units, on the second and third floors, would be less than 1,000 square feet.

11 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
12 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from
13 the off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required
14 Off-Street Parking).

15 **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
16 accompanying plat and in order to give notice to the agencies that administer the City Zoning
17 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
18 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
19 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
20 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
21 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
22 the Zoning Administrator.

23 **SECTION 6 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
24 day 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