

CITY OF BALTIMORE
ORDINANCE 21.008
Council Bill 21-0005

Introduced by: Councilmember Conway
At the request of: 810 Argonne, LLC
Address: c/o Carine Todmia, 3114 Lavall Court, Glenarden, Maryland 20774
Telephone: 310-916-2380
Introduced and read first time: January 11, 2021
Assigned to: Economic and Community Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: March 8, 2021

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **2 Dwelling Units in the R-7 Zoning District – Variances –**
3 **810 Argonne Drive**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810
6 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat;
7 providing for a special effective date; and granting variances from certain bulk regulations
8 (lot area size), gross floor area per unit type, and off-street parking requirements.

9 BY authority of

10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f),
12 16-203, and 16-602 (Table 16-406)
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as
18 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401
23 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as
24 the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200
25 square feet, and the lot area size is 1,736 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.

Council Bill 21-0005

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for
4 each 1-bedroom unit, and one of the proposed bedroom units will be less than 750 square feet of
5 floor area.

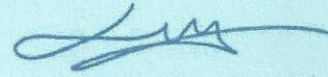
6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
7 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
8 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
9 off-street parking.

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

18 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
19 enacted.

Council Bill 21-0005

Certified as duly passed this 22 day of March, 2021



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 22 day of March, 2021

Hatarna B. Austin

Chief Clerk

Approved this 21 day of March, 2021



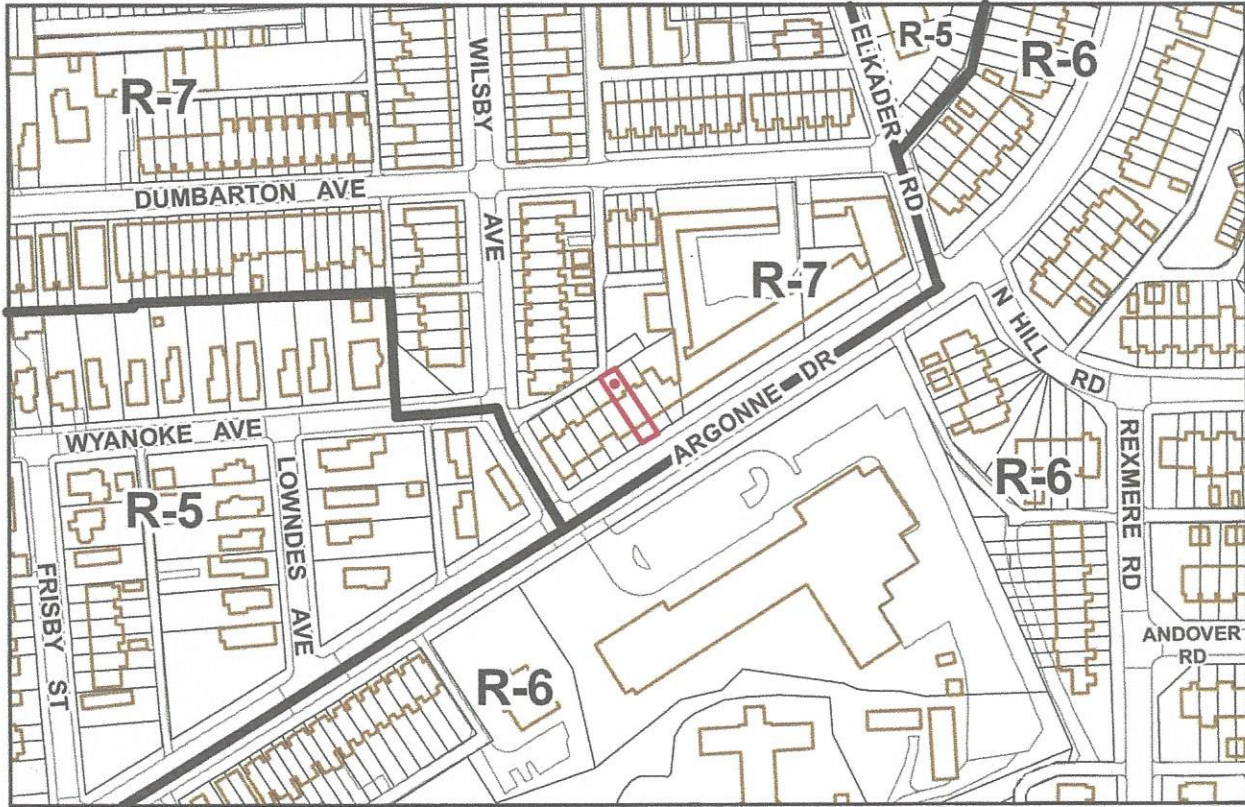
Mayor, Baltimore City

Approved for form and legal sufficiency
This 24th day of March, 2021.

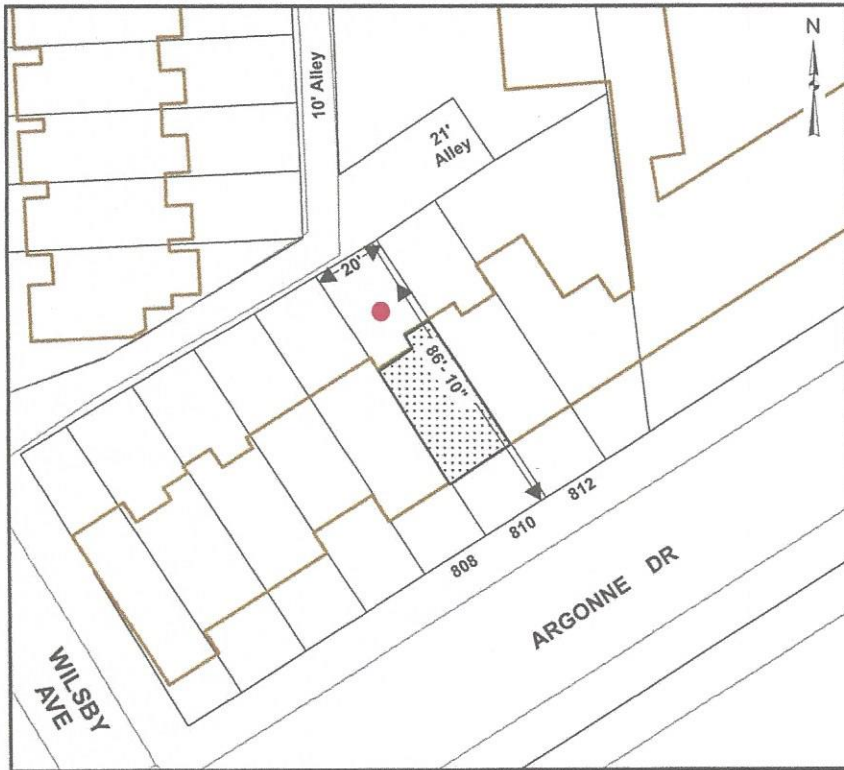
Elena DiPietro

Chief Solicitor

**SHEET NO. 26 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 810 ARGONNE DRIVE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 9 SECTION 1
BLOCK 3913C LOT 21


MAYOR


PRESIDENT CITY COUNCIL