

**CITY OF BALTIMORE  
COUNCIL BILL 19-0462  
(First Reader)**

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Introduced by: Councilmember Stokes

At the request of: 2112 Saint Paul St., LLC

Address: c/o Kash Akhtar, 3700 O'Donnell Street, Suite 200, Baltimore, Maryland 21224

Telephone: 410-720-9009

Introduced and read first time: October 28, 2019

Assigned to: Land Use 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 – Variance –**  
4 **2112 Saint Paul Street**

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 2112  
7 Saint Paul Street (Block 3810, Lot 030), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking requirements.

9 BY authority of

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

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in  
16 the R-8 Zoning District on the property known as 2112 Saint Paul Street (Block 3810, Lot 030),  
17 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District  
23 (Table 16-406).

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning

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

## Council Bill 19-0462

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

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