

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 15-0572**

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Introduced by: Councilmember Reisinger  
At the request of: From House to Home, Inc.  
Address: c/o Stacey Ingerson, 5910 Marluth Avenue, Baltimore, Maryland 21206  
Telephone: 410-916-1217  
Introduced and read first time: September 21, 2015  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: May 16, 2016

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
4 Family Dwelling Units in the R-7 Zoning District –  
Variances – 1715 Spence Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 family dwelling units in the R-7 Zoning District on the property known as 1715 Spence Street, as outlined in red on the accompanying plat; and granting variances from certain ~~lot area coverage and floor area ratio~~ interior side yard setback and off-street parking requirements.

BY authority of  
Article - Zoning  
Section(s) 3-305(b), 14-102, 15-101, ~~15-202(b), 15-204~~ 15-203, 15-214, and 15-218  
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 4 family dwelling units in the R-7 Zoning District on the property known as 1715 Spence Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) 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(b), and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for lot area coverage.~~

~~**SECTION 3. 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, 15-204, and 15-218,~~

**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 ~~permission is granted for a variance that is more than otherwise allowed by the applicable~~  
2 ~~regulation, for floor area ratio.~~

3 SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title  
4 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, and 15-218,  
5 permission is granted for a variance that is more than otherwise allowed by the applicable  
6 regulation, for an interior side yard setback, from 15 feet to 5 feet.

7 SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title  
8 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, and 15-218,  
9 permission is granted for a variance from the requirements of the Zoning Code of Baltimore City  
10 for off-street parking.

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

19 SECTION 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup> day  
20 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\_\_

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Mayor, Baltimore City