

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0473

Introduced by: Councilmember Costello
At the request of: Blank Slate Development, LLC
Address: c/o Alex Aaron, 2216 Eutaw Place, Baltimore, Maryland 21217
Telephone: 410-736-1087
Introduced and read first time: December 2, 2019
Assigned to: Land Use Committee

Committee Report: Favorable with amendments
Council action: Adopted

Read second time: March 9, 2020

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **2 Dwelling Units in the R-8 Zoning District – Variances – 1758 Park Avenue**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1758
5 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and
6 granting variances from certain gross floor area per unit type, bulk regulations (lot area size
7 and lot area coverage), and off-street parking requirements; and providing for a special
8 effective date.

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(d),
12 9-703(f), 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-8 Zoning District on the property known as 1758 Park Avenue (Block 0334, Lot 063), 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 for a variance from the
23 requirements of § 9-703(c) for gross floor area per unit type as a gross floor area of 750 square
24 feet is required for a 1-bedroom unit while a 1-bedroom unit of approximately 600 square feet is
25 proposed, and as a gross floor area of 1,000 square feet is required for a 2-bedroom unit while a
26 2-bedroom unit of less than 1,000 square feet is proposed.

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-
2 305(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 minimum lot size requirement for 2 dwelling units is 1,500 square
5 feet, and the lot area size is 1,045 square feet.

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 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
9 and Yard Regulations) for maximum lot area coverage, as the maximum lot area coverage
10 allowed in the R-8 Zoning District is 80%, and the existing structure covers approximately 99%
11 of the lot.

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

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

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

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City