

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0370

Introduced by: Councilmember Bullock
At the request of: HBC Investments, LLC
Address: c/o Steven Troy, HBC Investments, LLC, P.O. Box 713, Brooklandville, Maryland
21022
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Introduced and read first time: April 15, 2019
Assigned to: Land Use Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 23, 2019

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variances –
1326 West Pratt Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1326 West Pratt Street (Block 0248, Lot 030), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area), gross floor area per unit type, and off-street parking ~~regulations~~ requirements.

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d),
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 2 dwelling units in the R-8 Zoning District on the property known as 1326 West Pratt Street (Block 0248, Lot 030), 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) for the lack of the required lot area size.

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 gross floor area per unit type requirement of 1,000 square feet for a 2-bedroom dwelling unit, as
4 the structure contains approximately 870 square feet for the proposed 2-bedroom dwelling unit,
5 while the proposed 1-bedroom dwelling unit meets the requirement of 750 square feet of floor
6 area for a 1-bedroom dwelling unit.

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 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required
10 Off-Street Parking.

11 **SECTION 4 5. 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 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
20 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