

**CITY OF BALTIMORE
COUNCIL BILL 13-0285
(First Reader)**

Introduced by: Councilmember Welch
At the request of: Urban Phoenix Holdings Corporation
Address: c/o Chris Taylor, 39 South Stricker Street, Unit 6, Baltimore, Maryland 21223
Telephone: 443-415-0554
Introduced and read first time: October 21, 2013
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variances –**
4 **1601 West Pratt Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family
6 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as
7 1601 West Pratt Street, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size and certain off-street parking requirements.

9 BY authority of

10 Article - Zoning
11 Section(s) 3-305(b)(3), 14-102, 15-101, 15-202(a), 15-208, 15-218, and 15-219
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 1-family dwelling unit to a 2-family dwelling unit in
16 the R-8 Zoning District on the property known as 1601 West Pratt Street, as outlined in red on
17 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-
18 305(b)(3) and 14-102, subject to the condition that the building complies with all applicable
19 federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
21 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(a), 15-218, and 15-
22 219, the City Council grants a variance from the required lot area size of 1500 square feet for a
23 lot of 1280 square feet, a variance of 220 square feet of lot area.

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

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1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
2 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,
3 the City Council grants a variance of 1 parking space from the requirement of 2 parking spaces.

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

12 **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
13 after the date it is enacted.