

**CITY OF BALTIMORE  
COUNCIL BILL 17-0071  
(First Reader)**

---

Introduced by: Councilmember Sneed

At the request of: NOVUS MD INVESTMENTS BAL002, LLC

Address: c/o Svetlana Minina, 426 North Milton Avenue, Baltimore, Maryland 21224

Telephone: 1-202-607-8365

Introduced and read first time: May 8, 2017

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, Baltimore Development Corporation, Department of Transportation

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units**  
3 **in the R-8 Zoning District – Variances – 400-402 North Milton Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to  
5 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton  
6 Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot  
7 area size, rear yard size, floor area ratio, and off-street parking requirements.

8 BY authority of

9 Article - Zoning

10 Section(s) 3-305(b), 14-102, 15-202(a), 15-203, 15-204, 15-214, 15-218, and 15-219

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14 permission is granted for the conversion of 2 dwelling units to 4 dwelling units in the R-8 Zoning  
15 District on the property known as 400-402 North Milton Avenue, as outlined in red on the plat  
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and  
17 14-102, subject to the condition that the building complies with all applicable federal, state, and  
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
20 15 of the Zoning Code of Baltimore City, specifically by § 15-101, 15-202(a), and 15-218,  
21 permission is granted for a variance of 14.6% for lot area size.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
23 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, and 15-218,  
24 permission is granted for a variance that is more than otherwise allowed by the applicable  
25 regulation, for rear yard size.

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

## Council Bill 17-0071

1       **SECTION 4. 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, 15-204, and 15-218,  
3 permission is granted for a variance that is more than otherwise allowed by the applicable  
4 regulation, for floor area ratio.

5       **SECTION 5. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title  
6 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, 15-218, and 15-219,  
7 permission is granted for a variance from the requirements of the Zoning Code of Baltimore City  
8 for off-street parking.

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

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