

**CITY OF BALTIMORE  
COUNCIL BILL 13-0302  
(First Reader)**

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Introduced by: Councilmember Welch

At the request of: Reverend and Mrs. Charles L. Wildner, Jr.

Address: c/o Reverend Charles L. Wildner, Jr., 1932 Wilkens Avenue, Baltimore, Maryland  
21223

Telephone: 443-294-1423

Introduced and read first time: December 5, 2013

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Transportation, Fire Department, Health Department

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**  
3 **3-Family Dwelling Unit in the R-8 Zoning District – Variances –**  
4 **1934 Wilkens Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family  
6 dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as  
7 1934 Wilkens Avenue, as outlined in red on the accompanying plat; and granting variances  
8 from certain lot size and off-street parking requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 3-305(b)(3), 14-102, 15-101, 15-202, 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 3-family dwelling unit in  
16 the R-8 Zoning District on the property known as 1934 Wilkens Avenue, 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, 15-218, and 15-219,  
22 the City Council grants a variance from the required lot area size of 1,875 square feet for a lot  
23 area size of 1,758 square feet, a variance of 117 square feet.

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 3 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 30<sup>th</sup> day  
13 after the date it is enacted.