

**CITY OF BALTIMORE
COUNCIL BILL 16-0632
(First Reader)**

Introduced by: Councilmember Branch

At the request of: Thomas G. Stewart

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21202

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Introduced and read first time: March 7, 2016

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 1 Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2240 East Baltimore Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
6 2 dwelling units in the R-8 Zoning District on the property known as 2240 East Baltimore
7 Street, as outlined in red on the accompanying plat; and granting variances from certain lot
8 area size, lot area coverage, off-street parking, and floor area ratio requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 3-305(b), 14-102, 15-101, 15-202(a) and (b), 15-204, 15-214, 15-218, and
12 15-219

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 1 dwelling unit to 2 dwelling units in the R-8 Zoning
17 District on the property known as 2240 East Baltimore Street, as outlined in red on the plat
18 accompanying this Ordinance, in accordance with Baltimore City Zoning Code
19 §§ 3-305(b) and 14-102, subject to the condition that the building complies with all applicable
20 federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
22 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(a), and 15-218,
23 permission is granted for a variance of 13% for lot area size.

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, 15-202(b), and 15-218,
3 permission is granted for a variance that is more than otherwise allowed by the applicable
4 regulation, for lot area coverage.

5 **SECTION 4. 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 5. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
10 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218,
11 permission is granted for a variance that is more than otherwise allowed by the applicable
12 regulation, for floor area ratio.

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

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