CITY OF BALTIMORE
ORDINANCE _____
Council Bill 21-0076

Introduced by: Councilmember Bullock
At the request of: Ronald Anderson
  Address: 2232 N. Calvert Street, Baltimore, MD 21218
  Telephone: 443-983-4574
Introduced and read first time: May 3, 2021
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: September 20, 2021

AN ORDINANCE CONCERNING

1   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2   **2 Dwelling Units in the R-8 Zoning District – ~~Variance~~ <u>Variances</u> –**
3   **1049 Brantley Avenue**

4   FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5   dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1049
6   Brantley Avenue (Block 0115, Lot 069), as outlined in red on the accompanying plat; and
7   granting ~~a variance~~ <u>variances</u> from certain bulk ~~regulations~~ (lot area size) <u>and off-street</u>
8   <u>parking requirements</u>.

9   BY authority of
10   Article 32 - Zoning
11   Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), ~~and~~ 9-703(d)<u>, 9-703(f),</u>
12   <u>16-203,</u> and 16-602 (Table 16-406)
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 a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 1049 Brantley Avenue (Block 0115, Lot 069),
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21   **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401
23 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as
24 the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500
25 square feet, and the lot area size is approximately 1,050 square feet.

1   **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§
2 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street
4 Parking) for off-street parking.

5   **SECTION 3 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
6 accompanying plat and in order to give notice to the agencies that administer the City Zoning
7 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
8 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
9 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
10 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
11 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
12 the Zoning Administrator.

13   **SECTION 4 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
14 day after the date it is enacted.

Certified as duly passed this ___4___ day of __October____, 20 _21_

_____
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this __4____ day of __October____, 20 _21_

_____
                              Chief Clerk

Approved this _____ day of _____, 20____

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                              Mayor, Baltimore City