

**CITY OF BALTIMORE  
COUNCIL BILL 20-0560  
(First Reader)**

---

Introduced by: Councilmember Pinkett

At the request of: Piston River Success Fund, LLC

Address: c/o Andrew Hinton, 9253 Pigeonwing Place, Columbia, Maryland 21045

Telephone: 267-269-0128

Introduced and read first time: July 6, 2020

Assigned to: Land Use 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 Single-Family Dwelling Unit to**  
3 **4 Dwelling Units in the R-7 Zoning District – Variances –**  
4 **2437 Madison Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437  
7 Madison Avenue (Block 3421, Lot 037), as outlined in red on the accompanying plat; and  
8 granting variances from certain bulk regulations (lot area size) and gross floor area per unit  
9 type requirements.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(c)

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 4 dwelling units in  
17 the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037),  
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 4 dwelling units, in the R-7 Zoning District, is 3,850  
25 square feet, and the existing lot area is 3,000 square feet.

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

**Council Bill 20-0560**

1       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-  
3 703(c) for gross floor area per unit type. In the R-7 Zoning District, a gross floor area of 750  
4 square feet is required for a one-bedroom unit, and 1,000 square feet is required for a two  
5 bedroom unit. A one-bedroom unit of approximately 398 square feet is proposed, and three two-  
6 bedroom units, each of which will be less than 1,000 square feet, are proposed.

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

15       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
16 after the date it is enacted.