

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0415**

---

Introduced by: Councilmember Bullock  
At the request of: Derrick Shaw  
Address: P.O. Box 1162, Baltimore, Maryland 21203  
Telephone: 410-294-5608  
Introduced and read first time: July 22, 2019  
Assigned to: Land Use Committee

---

Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: November 18, 2019

---

**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variances –  
1700 West Franklin Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1700 West Franklin Street (Block 0121, Lot 069), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk (lot area),<sup>2</sup> and off-street parking regulations requirements.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d),  
9-703(f), 16-203, and 16-602 (Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1700 West Franklin Street (Block 0121, Lot 069), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for each 1-bedroom unit, and the existing structure contains approximately 1,400 square feet of floor area on its 2 levels.

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

**Council Bill 19-0415**

1        **SECTION 2 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§  
2 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from  
3 the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts -  
4 Bulk and Yard Regulations) and 9-703(d) for the required lot area size, as a lot area of 1,500  
5 square feet is required for 2 dwelling units, and the lot is approximately 1,036 square feet.

6        **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§  
7 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from  
8 the off-street parking requirements of §§ 9-703(f), 16-203, and Table 16-406: Required Off-  
9 Street Parking.

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

18       **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
19 day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City