CITY OF BALTIMORE
COUNCIL BILL 19-0473
(First Reader)

A BILL ENTITLED

1   AN ORDINANCE concerning

2   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3   **2 Dwelling Units in the R-8 Zoning District – Variances – 1758 Park 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 1758
6   Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and
7   granting variances from certain gross floor area per unit type, bulk regulations (lot area size),
8   and off-street parking requirements.

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), 9-703(c), 9-703(d),
12   9-703(f), 16-203, 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 1758 Park Avenue (Block 0334, Lot 063), as
18   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 for a variance from the
23   requirements of § 9-703(c) for gross floor area per unit type as a gross floor area of 750 square
24   feet is required for a 1-bedroom unit while a 1-bedroom unit of approximately 600 square feet is
25   proposed, and as a gross floor area of 1,000 square feet is required for a 2-bedroom unit while a
26   2-bedroom unit of less than 1,000 square feet is proposed.

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

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 for a variance from the
3   requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
4   and Yard Regulations), as the minimum lot size requirement for 2 dwelling units is 1,500 square
5   feet, and the lot area size is 1,045 square feet.

6   **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
7   305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
8   requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
9   off-street parking.

10   **SECTION 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 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
19   after the date it is enacted.