

**CITY OF BALTIMORE
COUNCIL BILL 19-0352
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Think Tink Property Solutions, LLC

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Introduced and read first time: March 11, 2019

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 a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-7 Zoning District – Variances –**
4 **645 McKewin Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 645
7 McKewin Avenue (Block 4058, Lot 032), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk regulations (lot area size) and off-street parking
9 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), 9-703(f), 16-203, and
13 16-602 (Table 16-406)

14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
18 the R-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032),
19 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
20 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
21 all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401
24 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as
25 the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200
26 square feet, and the lot area size is 1,365 square feet, thus requiring a variance of 37%.

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 §§ 5-
2 305(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 Parking) for
4 off-street parking.

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