

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 24-0514**

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Introduced by: Councilmember Ramos

At the request of: Sindbad Fennimore

Address:

302 E. 31<sup>st</sup> Street

Baltimore, Maryland 21218

Telephone: (202) 425-0933

Introduced and read first time: April 8, 2024

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable, as amended

Council action: Adopted

Read second time: July 22, 2024

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of Single-Family Dwelling Units to  
2 Dwelling Units in the R-7 Zoning District – Variances –  
3040 Barclay Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block ~~357A8~~ 3857A, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) ~~and off~~ , off-street parking requirements, and gross floor area per unit requirements; and providing for a special effective date.

BY authority of

Article - 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 certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the properties known as 3040 Barclay Street (Block ~~357A8~~ 3857A, Lot 033), 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 buildings comply with all applicable federal, state, and local licensing and certification requirements.

**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.

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1       **SECTION 2. 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 from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
4 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-7  
5 Zoning District, is 2,200 square feet, and the lot area size is approximately 1,406 square feet, thus  
6 requiring a variance of 36.09%.

7       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
9 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
10 off-street parking.

11       **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
12 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
13 requirements of § 9-703(c) for gross floor area per unit type, as 1,250 square feet are required for  
14 each 3-bedroom unit, and as 1,000 square feet are required for each 2-bedroom unit, and the  
15 existing structure contains approximately 1,470 square feet for Unit 1, a 3-bedroom unit, on the  
16 main and upper level, and 830 square feet for Unit 2, a 2-bedroom unit, on the ground/basement  
17 level.

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

26       **SECTION 6. SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on  
27 date it is enacted.

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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