

**CITY OF BALTIMORE
COUNCIL BILL 14-0431
(First Reader)**

Introduced by: Councilmember Branch
At the request of: Atokpan Properties, LLC
Address: c/o Glen James, 1127 Scott Street, Baltimore, Maryland 21230
Telephone: 410-812-5004

Introduced and read first time: September 8, 2014

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variances – 2125 Orleans Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling
5 unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 2125
6 Orleans Street, as outlined in red on the accompanying plat; and granting variances from
7 certain lot area size and off-street parking requirements.

8 BY authority of

9 Article - Zoning

10 Section(s) 3-305(b), 14-102, 15-101, 15-202, 15-208, 15-218, and 15-219

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a 1-family dwelling unit to a 2-family dwelling unit in
15 the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the
16 plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)
17 and 14-102, subject to the condition that the building complies with all applicable federal, state,
18 and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title 15
20 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-202, the City Council
21 grants a variance from the lot area requirement of 1,500 square feet to 1,200 square feet, a
22 variance of 20%.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title 15
24 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, the City Council
25 grants a variance from the requirement of 1 vehicle parking space to ¼ vehicle parking space.

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

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

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