


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0071		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0071- Zoning - Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units in the R-8 Zoning District - Variances - 400-402 North Milton Avenue For the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, rear yard size, floor area ration, and off-street parking requirements.

DOT supports this bill and respectfully requests a favorable report.

Respectfully,



Michelle Pourciau
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

**CITY OF BALTIMORE
COUNCIL BILL 17-0071
(First Reader)**

Introduced by: Councilmember Sneed

At the request of: NOVUS MD INVESTMENTS BAL002, LLC

Address: c/o Svetlana Minina, 426 North Milton Avenue, Baltimore, Maryland 21224

Telephone: 1-202-607-8365

Introduced and read first time: May 8, 2017

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, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 400-402 North Milton Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to
5 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton
6 Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot
7 area size, rear yard size, floor area ratio, and off-street parking requirements.

8 BY authority of

9 Article - Zoning
10 Section(s) 3-305(b), 14-102, 15-202(a), 15-203, 15-204, 15-214, 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 2 dwelling units to 4 dwelling units in the R-8 Zoning
15 District on the property known as 400-402 North Milton Avenue, as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
17 14-102, subject to the condition that the building complies with all applicable federal, state, and
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
20 15 of the Zoning Code of Baltimore City, specifically by § 15-101, 15-202(a), and 15-218,
21 permission is granted for a variance of 14.6% for lot area size.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
23 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, and 15-218,
24 permission is granted for a variance that is more than otherwise allowed by the applicable
25 regulation, for rear yard size.

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

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

400-402 N Milton Ave
(Address)

1. Applicant's Contact Information:

Name: Svetlana Minina
Mailing Address: 426 N Milton Ave, Baltimore, MD 21224
Telephone Number: 202-607-8365
Email Address: Sminina@gejlaw.com

2. All Proposed Zoning Changes for the Property: conditional use conversion of two dwelling units to four dwelling units; parking variance; rear setback variance; floor area ratio variance; lot area per dwelling unit variance

3. All Intended Uses of the Property: four dwelling units

4. Current Owner's Contact Information:

Name: Novus MD Investments Bal002, LLC
Mailing Address: C/O Svetlana Minina
426 N Milton Ave, Baltimore, MD 21224
Telephone Number: 202-607-8365
Email Address: Sminina@gejlaw.com

5. Property Acquisition:

The property was acquired by the current owner on April 19, 2016 by deed recorded in the Land Records of Baltimore City in Liber 18068 Folio 0444.

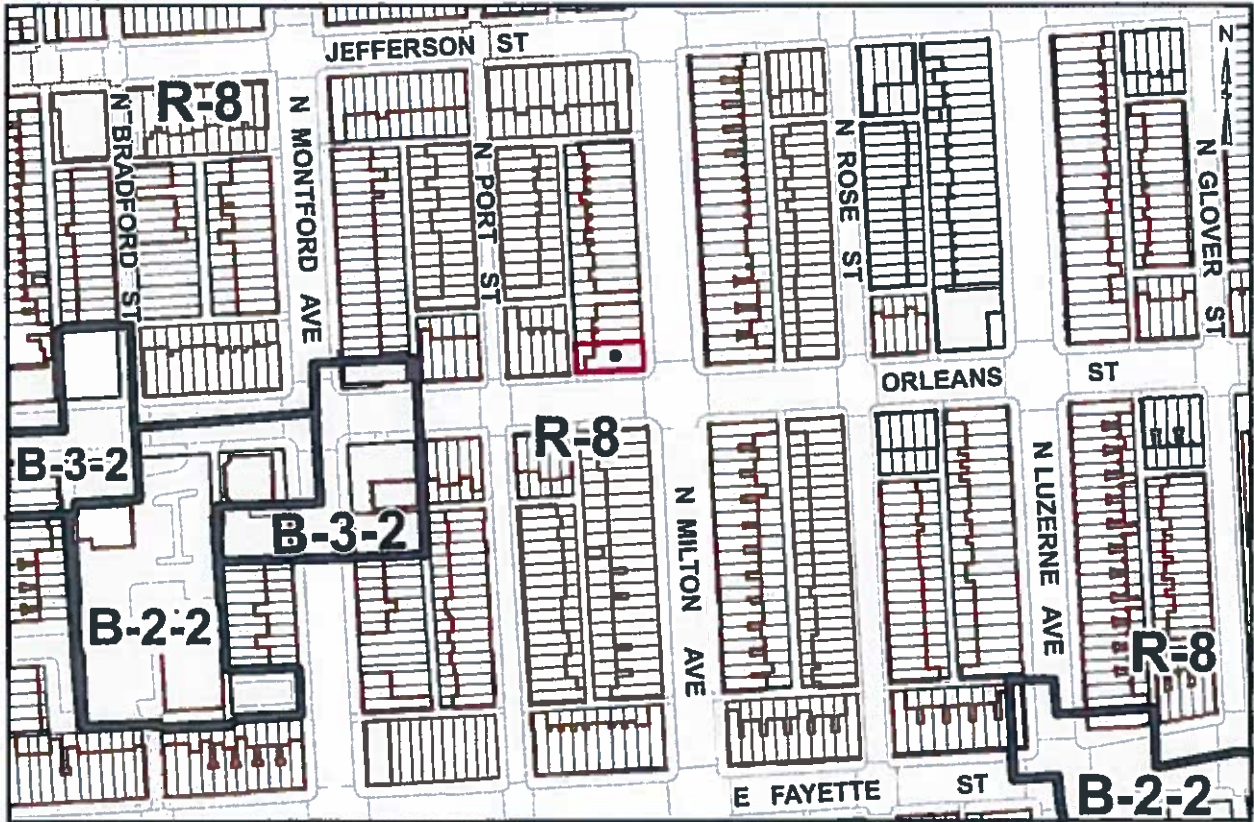
6. Contract Contingency:

(a) There is ___ is not a contract contingent on the requested legislative authorization.

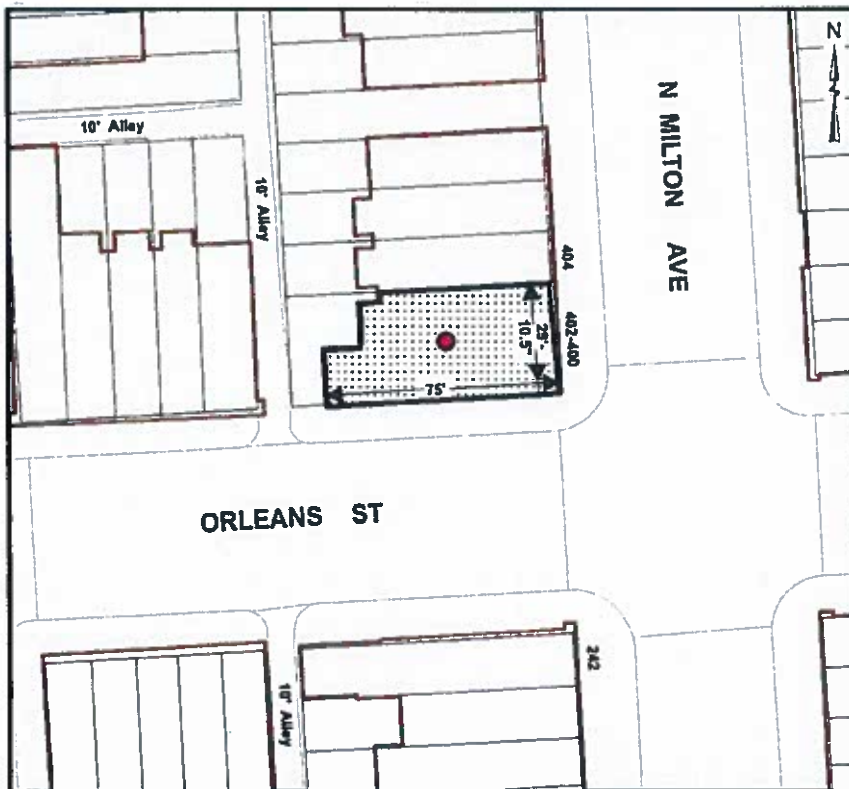
(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *(use additional sheet if necessary)*:

**SHEET NO. 57 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 400-402 NORTH MILTON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Two Family Dwelling Unit To A Four Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 6 SECTION 3
BLOCK 1672 LOT 61

MAYOR

PRESIDENT CITY COUNCIL