

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 14-0381**

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Introduced by: Councilmember Welch

At the request of: Urban Phoenix Holding Corp.

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 2115, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: May 12, 2014

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: July 17, 2014

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**AN ORDINANCE CONCERNING**

1           **Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 3-Family**  
2           **Dwelling Unit in the R-8 Zoning District – ~~Variance~~ = 1327 West Lombard Street**

3           FOR the purpose of permitting, subject to certain conditions, the conversion of a 2-family  
4           dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as  
5           1327 West Lombard Street, as outlined in red on the accompanying plat; ~~and granting a~~  
6           ~~variance from an off-street parking requirement.~~

7           BY authority of

8           Article - Zoning

9           Section(s) ~~3-305(b)(3)~~ 3-305(b)(2); ~~and~~ 14-102, ~~15-101~~, and ~~15-208~~

10          Baltimore City Revised Code

11          (Edition 2000)

12          **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
13          permission is granted for the conversion of a 2-family dwelling unit to a 3-family dwelling unit  
14          on the property known as 1327 West Lombard Street, as outlined in red on the plat  
15          accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ ~~3-305(b)(3)~~  
16          3-305(b)(2) and 14-102, subject to the condition that the building complies with all applicable  
17          federal, state, and local licensing and certification requirements.

18          ~~**SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title~~  
19          ~~15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, the City~~  
20          ~~Council grants a variance from the requirement of 1 vehicle parking space to 0 vehicle parking~~  
21          ~~spaces.~~

22          **SECTION 3 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
23          accompanying plat and in order to give notice to the agencies that administer the City Zoning  
24          Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

**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 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 **SECTION 4 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
7 day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City