

**CITY OF BALTIMORE
COUNCIL BILL 19-0348
(First Reader)**

Introduced by: Councilmember Costello
At the request of: Markeese Freeland
Address: 8508 Valley Hill Court, Randallstown, Maryland 21133
Telephone: 443-630-4093

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 **343 Robert Street**

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 343
7 Robert Street (Block 0331, Lot 020), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk and off-street parking regulations.

9 BY authority of

10 Article 32- Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(d), 9-703(f), 16-203, and 16-602

12 (Table 16-406)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-7 Zoning District on the property known as 343 Robert Street (Block 0331, Lot 020), as
18 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of §§ 9-401 and 9-703(d), as the property does not meet the bulk requirements for 2
24 dwelling units.

25 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
26 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the

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

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1 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-7 Zoning District
2 (Table 16-406).

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

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