

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 14-0380**

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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

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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**

**Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - ~~Variance~~ = 1312 West Lombard Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1312 West Lombard Street, as outlined in red on the accompanying plat; ~~and granting a variance from an off-street parking requirement.~~

BY authority of

Article - Zoning

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

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 a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1312 West Lombard Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ ~~3-305(b)(3)~~ 3-305(b)(2) and 14-102, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

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

**SECTION 3 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning 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