

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0042

Introduced by: Councilmember Pinkett
At the request of: Andre Hackett
Address: 10006 Palatte Court, Clinton, Maryland 20735
Telephone: 240-593-7897
Introduced and read first time: March 20, 2017
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2017

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – ~~Variance~~ Variances –
2304 North Fulton Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting ~~a variance~~ variances from certain off-street parking and lot area size requirements.

BY authority of
Article - Zoning
Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-214, 15-218, and 15-219
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 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) 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, 15-214, 15-218, and 15-219, permission is granted for a variance from the requirements of the Zoning Code for off-street parking.

SECTION 3. 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, 15-202(a), and 15-218, permission is granted for a variance of 1.4% for lot area size.

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

9 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
10 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