

**CITY OF BALTIMORE
COUNCIL BILL 23-0439
(First Reader)**

Introduced by: Councilmember Schleifer

At the request of: Hillel Tendler

Address: 6709 Western Run Drive, Baltimore, Maryland 21221

Telephone: (410) 336-1500

Introduced and read first time: October 16, 2023

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Variance – Side Yard –**
3 **6709 Western Run Drive**

4 FOR the purpose of granting a variance from certain side yard regulations in the R-1E Zoning
5 District for the expansion of a residential dwelling on the property known as 6709 Western
6 Run Drive (Block 4250, Lot 016), as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 5-201(a), 5-305(a), 5-308, 8-401 (Table 8-401 (R-1E))

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, for
14 that property known as 6709 Western Run Drive (Block 4250, Lot 016), permission is granted
15 for a variance from the minimum interior-side yard requirements of § 8-401 (Table 8-401:
16 Detached and Semi-Detached Residential Districts - Bulk and Yard Regulations), as the
17 minimum interior-side yard setback requirement for a Dwelling: Detached, in the R-1E Zoning
18 District, is 10 feet, and the rear yard setback is 4 feet, thus requiring a variance of 66.66%.

19 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
20 accompanying plat and in order to give notice to the agencies that administer the City Zoning
21 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
22 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
23 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
24 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
25 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
26 the Zoning Administrator.

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

Council Bill 23-0439

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.