

**CITY OF BALTIMORE  
COUNCIL BILL 21-0005  
(First Reader)**

---

Introduced by: Councilmember Conway

At the request of: 810 Argonne, LLC

Address: c/o Carine Todmia, 3114 Lavall Court, Glenarden, Maryland 20774

Telephone: 310-916-2380

Introduced and read first time: January 11, 2021

Assigned to: Economic and Community Development 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 **810 Argonne Drive**

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 810  
7 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat;  
8 providing for a special effective date; and granting variances from certain bulk regulations  
9 (lot area size), gross floor area per unit type, and off-street parking requirements.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f),  
13 16-203, and 16-602 (Table 16-406)

14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
18 the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as  
19 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
20 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
21 all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401  
24 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as  
25 the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200  
26 square feet, and the lot area size is 1,736 square feet.

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

**Council Bill 21-0005**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for  
4 each 1-bedroom unit, and one of the proposed bedroom units will be less than 750 square feet of  
5 floor area.

6       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
7 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
8 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
9 off-street parking.

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

18       **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
19 enacted.