

**CITY OF BALTIMORE
COUNCIL BILL 13-0299
(First Reader)**

Introduced by: Councilmember Branch
At the request of: Rufe Enterprises, Inc.
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Telephone: 443-858-0167

Introduced and read first time: November 18, 2013

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, Department of Transportation, Fire Department, Health Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variances –**
4 **2642 McElderry Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family
6 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as
7 2642 McElderry Street, as outlined in red on the accompanying plat; and granting variances
8 from certain lot size, rear yard setback, and off-street parking requirements.

9 BY authority of

10 Article - Zoning
11 Section(s) 3-305(b)(3), 14-102, 15-101, 15-202, 15-203, 15-208, 15-218, and 15-219
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a 1-family dwelling unit to a 2-family dwelling unit in
16 the R-8 Zoning District on the property known as 2642 McElderry Street, as outlined in red on
17 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-
18 305(b)(3) and 14-102, subject to the condition that the building complies with all applicable
19 federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
21 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219,
22 the City Council grants a variance from the required lot size area of 1,500 square feet for a lot of
23 1,072.5 square feet, a variance of 427.5 square feet of lot area.

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

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1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
2 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, 15-218, and 15-219,
3 the City Council grants a variance from the required rear yard setback of 25 feet to a rear yard
4 setback of 10 feet, a variance of 15 feet.

5 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
6 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,
7 the City Council grants a variance of 0 parking spaces from the requirement of 1 parking space.

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

16 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
17 after the date it is enacted.