

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 14-0431**

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Introduced by: Councilmember Branch  
At the request of: Atokpan Properties, LLC  
Address: c/o Glen James, 1127 Scott Street, Baltimore, Maryland 21230  
Telephone: 410-812-5004  
Introduced and read first time: September 8, 2014  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: March 30, 2015

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**AN ORDINANCE CONCERNING**

1                   **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**  
2                   **2-Family Dwelling Unit in the R-8 Zoning District – Variances – 2125 Orleans Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family  
4 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as  
5 2125 Orleans Street, as outlined in red on the accompanying plat; and granting variances  
6 from certain lot area size, lot coverage, and off-street parking requirements.

7 BY authority of  
8 Article - Zoning  
9 Section(s) 3-305(b), 14-102, 15-101, 15-202(a) and (b), 15-208, 15-218, and 15-219  
10 Baltimore City Revised Code  
11 (Edition 2000)

12           **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
13 permission is granted for the conversion of a 1-family dwelling unit to a 2-family dwelling unit in  
14 the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the  
15 plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)  
16 and 14-102, subject to the condition that the building complies with all applicable federal, state,  
17 and local licensing and certification requirements.

18           **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title  
19 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-202(a), ~~the City~~  
20 ~~Council grants~~ permission is granted for a variance from the lot area requirement of 1,500 square  
21 feet to 1,200 square feet, a variance of 20%.

22           **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title  
23 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(b), 15-218, and 15-  
24 219, permission is granted for a variance for lot coverage that is more than otherwise allowed by  
25 the applicable regulation.

**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 pursuant to the authority granted by  
2 Title 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, ~~the City~~  
3 ~~Council grants permission is granted for~~ a variance from the requirement of 1 vehicle parking  
4 space to ¼ vehicle parking space.

5       **SECTION 4 5. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
6 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
7 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
8 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
9 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
10 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
11 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
12 the Zoning Administrator.

13       **SECTION 5 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup>  
14 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\_\_

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Mayor, Baltimore City