

**CITY OF BALTIMORE  
COUNCIL BILL 19-0415  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: Derrick Shaw  
Address: P.O. Box 1162, Baltimore, Maryland 21203  
Telephone: 410-294-5608  
Introduced and read first time: July 22, 2019  
Assigned to: Land Use Committee

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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

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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-8 Zoning District – Variances –**  
4 **1700 West Franklin Street**

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-8 Zoning District on the property known as 1700  
7 West Franklin Street (Block 0121, Lot 069), as outlined in red on the accompanying plat; and  
8 granting variances from certain bulk (lot area) and off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning  
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),  
12 16-203, and 16-602 (Table 16-406)  
13 Baltimore City Revised Code  
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
17 the R-8 Zoning District on the property known as 1700 West Franklin Street (Block 0121, Lot  
18 069), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
19 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
20 with all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
22 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
23 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
24 and Yard Regulations) and 9-703(d) for the required lot area size, as a lot area of 1,500 square  
25 feet is required for 2 dwelling units, and the lot is approximately 1,036 square feet.

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 §§ 5-  
2 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 off-street parking requirements of §§ 9-703(f), 16-203, and Table 16-406: Required Off-Street  
4 Parking.

5       **SECTION 4. 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. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
14 after the date it is enacted.