

**CITY OF BALTIMORE  
COUNCIL BILL 17-0016  
(First Reader)**

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Introduced by: Councilmembers Clarke, Dorsey, Cohen, Stokes  
At the request of: Daniel Wells  
Address: c/o Noah Matten, 305 North Street, Easton, Maryland 21601  
Telephone: 1-410-443-8702

Introduced and read first time: January 23, 2017

Assigned to: Land Use and Transportation 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 1 Dwelling Unit to**  
3 **1 Dwelling Unit and 1 Efficiency Dwelling Unit in the R-8 Zoning District –**  
4 **2823 Huntingdon Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to  
6 1 dwelling unit and 1 efficiency dwelling unit in the R-8 Zoning District on the property  
7 known as 2823 Huntingdon Avenue, as outlined in red on the accompanying plat.

8 BY authority of

9 Article - Zoning  
10 Section(s) 3-305(b) and 14-102  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14 permission is granted for the conversion of 1 dwelling unit to 1 dwelling unit and 1 efficiency  
15 dwelling unit in the R-8 Zoning District on the property known as 2823 Huntingdon Avenue, as  
16 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
17 Zoning Code §§ 3-305(b) and 14-102, subject to the condition that the building complies with all  
18 applicable federal, state, and local licensing and certification requirements.

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.

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