

**CITY OF BALTIMORE  
COUNCIL BILL 19-0370  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: HBC Investments, LLC  
Address: c/o Steven Troy, HBC Investments, LLC, P.O. Box 713, Brooklandville, Maryland  
21022  
Telephone: 443-613-9721

Introduced and read first time: April 15, 2019

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 a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **1326 West Pratt 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 1326  
7 West Pratt Street (Block 0248, Lot 030), 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 1326 West Pratt Street (Block 0248, Lot 030),  
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
20 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) for the lack of the required lot area size.

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 16-602 (Table 16-406: Required Off-  
4 Street 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.