

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0114

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127
Introduced and read first time: August 14, 2017
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: April 16, 2018

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variances –
2938 Huntingdon Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for the district in which the building is located.

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.

Council Bill 17-0114

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(f) for off-street parking.

4 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
5 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
6 requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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

15 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
16 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__

Mayor, Baltimore City