

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 12-0166**

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Introduced by: Councilmembers Cole, Stokes  
At the request of: Robert Scott Pevenstein  
Address: 400 East Cross Street, Baltimore, Maryland 21230  
Telephone: 443-570-3665  
Introduced and read first time: December 3, 2012  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: May 6, 2013

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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 – 400 East Cross 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           400 East Cross Street, as outlined in red on the accompanying plat; granting variances from  
6           certain lot area size and off-street parking requirements; and providing for a special effective  
7           date.

8           BY authority of  
9           Article - Zoning  
10           Section(s) 3-305(b)(3), ~~and 14-102, 15-101, 15-202, and 15-208~~  
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 a 1-family dwelling unit to a 2-family dwelling unit in  
15           the R-8 Zoning District on the property known as 400 East Cross Street, as outlined in red on the  
16           plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-  
17           305(b)(3) and 14-102, subject to the condition that the building complies with all applicable  
18           federal, state, and local licensing and certification requirements.

19           **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
20           15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-202, the City  
21           Council grants a variance from the lot area requirement of 1,250 square feet to 1,248.3 square  
22           feet.

**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. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
2 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, the City  
3 Council grants a variance from the requirement of 1 vehicle parking space to ¼ vehicle parking  
4 space.

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>~~  
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