

**CITY OF BALTIMORE
COUNCIL BILL 15-0572
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: From House to Home, Inc.

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Introduced and read first time: September 21, 2015

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **4 Family Dwelling Units in the R-7 Zoning District –**
4 **Variances – 1715 Spence Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 4 family dwelling units in the R-7 Zoning District on the property known as
7 1715 Spence Street, as outlined in red on the accompanying plat; and granting variances from
8 certain lot area coverage and floor area ratio requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 3-305(b), 14-102, 15-101, 15-202(b), 15-204, and 15-218

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 4 family dwelling
16 units in the R-7 Zoning District on the property known as 1715 Spence Street, as outlined in red
17 on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-
18 305(b) and 14-102, subject to the condition that the building complies with all applicable federal,
19 state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
21 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(b), and 15-218,
22 permission is granted for a variance that is more than otherwise allowed by the applicable
23 regulation, for lot area coverage.

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 Title
2 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218,
3 permission is granted for a variance that is more than otherwise allowed by the applicable
4 regulation, for floor area ratio.

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 30th day
14 after the date it is enacted.