

**CITY OF BALTIMORE  
COUNCIL BILL 14-0380  
(First Reader)**

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Introduced by: Councilmember Welch

At the request of: Urban Phoenix Holding Corp.

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Charles Street, Suite 2115, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: May 12, 2014

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,  
Department of Transportation, Fire Department, Health Department

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family**  
3 **Dwelling Unit in the R-8 Zoning District - Variance – 1312 West Lombard Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family  
5 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as  
6 1312 West Lombard Street, as outlined in red on the accompanying plat; and granting a  
7 variance from an off-street parking requirement.

8 BY authority of

9 Article - Zoning  
10 Section(s) 3-305(b)(3), 14-102, 15-101, 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 1312 West Lombard Street, as outlined in red  
16 on the 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 15-208, the City  
21 Council grants a variance from the requirement of 1 vehicle parking space to 0 vehicle parking  
22 spaces.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.