

**CITY OF BALTIMORE
COUNCIL BILL 16-0656
(First Reader)**

Introduced by: Councilmember Welch
At the request of: Rodney Hasan
Address: 844 North Carey Street, Baltimore, Maryland 21217
Telephone: 443-839-3803

Introduced and read first time: April 18, 2016

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, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 2 Dwelling Units to**
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **844 North Carey Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to
6 3 dwelling units in the R-8 Zoning District on the property known as 844 North Carey Street,
7 as outlined in red on the accompanying plat; and granting variances from certain lot area size,
8 off-street parking, and floor area ratio requirements.

9 BY authority of

10 Article - Zoning
11 Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-204, 15-214, 15-218, and 15-219
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 2 dwelling units to 3 dwelling units in the R-8 Zoning
16 District on the property known as 844 North Carey Street, as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
18 14-102, subject to the condition that the building complies with all applicable federal, state, and
19 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(a), and 15-218,
22 permission is granted for a variance of 23.1% for 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 Title
2 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, 15-218, and 15-219,
3 permission is granted for a variance from the requirements of the Zoning Code of Baltimore City
4 for off-street parking.

5 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
6 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218,
7 permission is granted for a variance that is more than otherwise allowed by the applicable
8 regulation, for floor area size.

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

17 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
18 after the date it is enacted.