

**CITY OF BALTIMORE  
COUNCIL BILL 15-0507  
(First Reader)**

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Introduced by: Councilmember Welch

At the request of: EwinCorpOne, LLC

Address: c/o Julio Barreto, Jr., 9811 Cahart Place, Silver Spring, Maryland 20903

Telephone: 240-381-6311

Introduced and read first time: March 23, 2015

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to a**  
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variances –**  
4 **1912 West Baltimore Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as  
7 1912 West Baltimore Street, as outlined in red on the accompanying plat; and granting  
8 variances from certain lot area size and certain off-street parking requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 3-305(b), 14-102, 15-101, 15-202, 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 a single-family dwelling unit to a 2-family dwelling  
16 unit on the property known as 1912 West Baltimore 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, 15-218, and 15-219,  
22 permission is granted for a variance from the lot area requirements of 1,500 square feet to permit  
23 a lot area of 1,433 square feet (a variance of approximately 4.44% from the requirements of  
24 § 4-1106(a) of the Zoning Code of Baltimore City).

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 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> day  
14 after the date it is enacted.