

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 18-0256**

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Introduced by: Councilmember Sneed, President Young  
At the request of: Second Century Homes, LLC  
Address: c/o Herbert Burgunder, III, Esquire, 901 Dulaney Valley Road, Suite 500, Towson,  
Maryland 21204  
Telephone: 410-664-6500  
Introduced and read first time: June 4, 2018  
Assigned to: Land Use and Transportation Committee  

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: October 15, 2018  

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
3 Dwelling Units in the R-8 Zoning District – Variances –  
1747 East Lombard Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1747 East Lombard Street, as outlined in red on the accompanying revised plat; and granting variances from certain bulk regulations (lot area size), off-street parking, and gross floor area requirements.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c) and (f), 16-203, and 16-602 (Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1747 East Lombard Street, as outlined in red on the revised plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as a lot area of 2,250 square feet is required for 3 dwelling units and the lot is only 1,600 square 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 §§ 5-  
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of § 9-703(c) for gross floor area per unit type, as each of the 3 units would be less  
4 than 750 square feet, which is the required gross floor area for a 1-bedroom unit.

5       **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
6 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
7 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District  
8 (Table 16-406).

9       **SECTION 5. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
10 accompanying revised plat and in order to give notice to the agencies that administer the City  
11 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City  
12 Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign  
13 the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat  
14 to the 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 30<sup>th</sup> day  
18 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