

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 20-0611**

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Introduced by: Councilmember Henry  
At the request of: 810 Argonne, LLC  
Address: c/o Carine Todmia, 3114 Lavall Court, Glenarden, Maryland 20774  
Telephone: 310-916-2380  
Introduced and read first time: September 21, 2020  
Assigned to: Land Use Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: December 7, 2020

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-7 Zoning District – Variances –  
810 Argonne Drive**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking 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), 9-703(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 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200 square feet, and the lot area size is 1,736 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 750 square feet are required for  
4 each 1-bedroom unit, and one of the proposed bedroom units will be less than 750 square feet of  
5 floor area.

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

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

18       **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
19 enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City