

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 17-0105**

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Introduced by: Councilmember Pinkett  
At the request of: Elleda J. Simmons  
Address: 2538 McCulloh Street, Baltimore, Maryland 21217  
Telephone: 410-409-3267  
Introduced and read first time: July 17, 2017  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: February 26, 2018

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variances –  
2428 Druid Hill Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

BY authority of  
Article 32 - Zoning  
Section(s) 5-201(a), 5-305, 5-308, 9-701(2), and 9-703  
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-8 Zoning District on the property known as 2428 Druid Hill Avenue, 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 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(d) for lot area per dwelling unit, for the district in which the building is located.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

**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 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
2 305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements  
3 of § 9-703(f) for off-street parking requirements.

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

12       **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
13 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