

**CITY OF BALTIMORE
COUNCIL BILL 18-0287
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Lynwood McMurray

Address: c/o Andi Toney, 875 North Howard Street, Baltimore, Maryland 21201

Telephone: 410-805-2472

Introduced and read first time: September 17, 2018

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 a Single-Family Dwelling Unit to**
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1235 West Lafayette Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235
7 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat;
8 and granting variances from certain bulk (lot area), gross floor area per unit type, and off-
9 street parking regulations.

10 BY authority of

11 Article - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c)(3), 9-703(f),
13 16-203, and 16-602 (Table 16-406)

14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
18 the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot
19 021), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
20 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
21 with all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
23 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
25 and Yard Regulations), as a lot area of 1,875 square feet is required for 3 dwelling units, and the
26 lot is only 1,280 square feet.

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 §§ 5-
2 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(c)(3) for gross floor area per unit type, as two of the proposed bedroom
4 units, on the second and third floors, would be less than 1,000 square feet.

5 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
6 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
7 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-
8 Street Parking).

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.