

**CITY OF BALTIMORE
COUNCIL BILL 13-0272
(First Reader)**

Introduced by: Councilmember Branch

At the request of: Family Recovery Program, Inc.

Address: c/o Jocelyn Gainers, 239 North Gay Street, Baltimore, Maryland 21202

Telephone: 443-692-0090

Introduced and read first time: October 7, 2013

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, Department of Public Works, Department of General Services, Fire Department, Baltimore Development Corporation, Department of Transportation, Baltimore City Parking Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family**
3 **Dwelling Unit in the R-7 Zoning District – Variances – 1209 North Rose Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 23-family dwelling unit in the R-7 Zoning District on the property known as
6 1209 North Rose Street, as outlined in red on the accompanying plat; and granting variances
7 from certain lot area size, yard, floor area ratio, and certain off-street parking requirements.

8 BY authority of

9 Article - Zoning

10 Section(s) 3-305(b)(3), 14-102, 15-101, 15-202, 15-203, 15-204, 15-208, 15-218, and 15-219

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit to 23-family dwelling
15 unit on the property known as 1209 North Rose Street, as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(3)
17 and 14-102, subject to the condition that the building complies with all applicable federal, state,
18 and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
20 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219,
21 the City Council grants a variance from the lot area requirements of 25,300 square feet to permit
22 a minimum lot area of 15,678 square feet (variance from the requirements of § 4-1006(a) of the
23 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, 15-203, 15-218, and 15-219,
3 the City Council grants a variance from the front yard requirement of 20 feet to 2 feet and a
4 variance from the interior side yard requirement of 15 feet to 0 feet (variance from the
5 requirements of § 4-1007(a) of the Zoning Code of Baltimore City).

6 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
7 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, 15-218, and 15-219,
8 the City Council grants a variance from the Floor Area Ratio of 1.2 to 1.9 (variance from the
9 requirements of § 4-1008(a) of the Zoning Code of Baltimore City).

10 **SECTION 5. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
11 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,
12 the City Council grants a variance from the requirement of 23 vehicle parking spaces (22 parking
13 spaces required after the bicycle parking offset) to 7 vehicle parking spaces (variance from the
14 requirements of § 10-405 of the Zoning Code of Baltimore City).

15 **SECTION 6. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
16 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,
17 the City Council grants a variance to permit access to the off-street parking from an alley that is
18 less than the required 15 feet in width (variance from the requirements of § 10-306(a)(2) of the
19 Zoning Code of Baltimore City).

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

28 **SECTION 8. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
29 after the date it is enacted.