

**CITY OF BALTIMORE  
COUNCIL BILL 13-0294  
(First Reader)**

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Introduced by: Councilmember Welch

At the request of: Maya Bear LLC

Address: c/o Dan Midvidy, 4201 South 31<sup>st</sup> Street, Suite 1013, Arlington, Virginia 22206

Telephone: 443-686-9450

Introduced and read first time: November 4, 2013

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a**  
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variances –**  
4 **1201 North Fulton Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family  
6 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as  
7 1201 North Fulton Avenue, as outlined in red on the accompanying plat; and granting  
8 variances from certain lot area size, rear yard setback, and off-street parking requirements.

9 BY authority of

10 Article - Zoning

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

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a 1-family dwelling unit to a 2-family dwelling unit in  
16 the R-8 Zoning District on the property known as 1201 North Fulton Avenue, as outlined in red  
17 on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-  
18 305(b) and 14-102, subject to the condition that the building complies with all applicable federal,  
19 state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
21 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219,  
22 the City Council grants a variance from the required lot size of 1,500 square feet for a lot of  
23 1,050 square feet, a variance of 450 square feet of lot area.

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 required rear yard setback of 18.75 feet to a rear yard  
4 setback of 10 feet, a variance of 8.75 feet.

5       **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title  
6 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219,  
7 the City Council grants a variance of 0 parking spaces from the requirement of 1 parking space.

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

16       **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
17 after the date it is enacted.