

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 13-0294

Introduced by: Councilmember Welch
At the request of: Maya Bear LLC
Address: c/o Dan Midvidy, 4201 South 31st 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
Committee Report: Favorable with an amendment
Council action: Adopted
Read second time: February 9, 2015

AN ORDINANCE CONCERNING

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

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

BY authority of
Article - Zoning
Section(s) 3-305(b)(~~3~~), 14-102, 15-101, 15-202, 15-208, 15-218, and 15-219
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 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1201 North Fulton Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and 14-102, 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 Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219, the City Council grants a variance from the required lot size of 1,500 square feet for a lot of 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.
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 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 30th day
17 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____

Mayor, Baltimore City