

**CITY OF BALTIMORE
COUNCIL BILL 15-0496
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: TRF Development Partners

Address: c/o AB Associates, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland 21202

Telephone: 410-547-6900

Introduced and read first time: March 9, 2015

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, Baltimore Development Corporation, Fire Department, 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**
3 **2-Family Dwelling Unit in the R-8 Zoning District – Variance –**
4 **1301 North Broadway**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as
7 1301 North Broadway, as outlined in red on the accompanying plat; and granting a variance
8 from certain off-street parking requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 3-305(b), 14-102, 15-101, 15-214, 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 single family dwelling unit to a 2-family dwelling
16 unit in the R-8 Zoning District on the property known as 1301 North Broadway, as outlined in
17 red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code
18 §§ 3-305(b) and 14-102, subject to the condition that the building complies with all applicable
19 federal, 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, 15-214, 15-218, and 15-219,
22 the City Council grants a variance from the requirements of the Zoning Code of Baltimore City
23 for off-street parking.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
6 the Zoning Administrator.

7 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
8 after the date it is enacted.