

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 15-0496**

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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  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: June 1, 2015

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to a  
2-Family Dwelling Unit in the R-8 Zoning District – ~~Variance~~ Variances –  
1301 North Broadway**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1301 North Broadway, as outlined in red on the accompanying plat; and granting ~~a variance~~ variances from certain off-street parking, lot area size, lot area coverage, rear yard size, and floor area ratio requirements.

BY authority of  
Article - Zoning  
Section(s) 3-305(b), 14-102, 15-101, 15-202(a) and (b), 15-203, 15-204, 15-214, 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 single family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1301 North Broadway, 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, 15-214, 15-218, and 15-219, ~~the City Council grants permission is granted for~~ a variance from the requirements of the Zoning Code of Baltimore City for off-street parking.

**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.

**Council Bill 15-0496**

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, 15-202(a), and 15-218,  
3 permission is granted for a variance of 15% for lot area size.

4        **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
5 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(b), and 15-218,  
6 permission is granted for a variance that is more than otherwise allowed by the applicable  
7 regulation, for lot area coverage.

8        **SECTION 5. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
9 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, and 15-218,  
10 permission is granted for a variance that is more than otherwise allowed by the applicable  
11 regulation, for rear yard size.

12        **SECTION 6. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
13 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218,  
14 permission is granted for a variance that is more than otherwise allowed by the applicable  
15 regulation, for floor area ratio.

16        **SECTION 3 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
23 the Zoning Administrator.

24        **SECTION 4 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
25 day after the date it is enacted.

**Council Bill 15-0496**

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