

**CITY OF BALTIMORE  
COUNCIL BILL 16-0630  
(First Reader)**

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Introduced by: Councilmember Clarke

At the request of: Sara Ayyad

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Introduced and read first time: February 29, 2016

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 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**  
3 **a 1-Family Dwelling Unit and 1 Efficiency Unit in the R-8 Zoning District –**  
4 **Variances – 317 West 30<sup>th</sup> Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family  
6 dwelling unit to a 1-family dwelling unit and 1 efficiency unit in the R-8 Zoning District on  
7 the property known as 317 West 30<sup>th</sup> Street, as outlined in red on the accompanying plat; and  
8 granting variances from certain lot area size, off-street parking, and floor area ratio  
9 requirements.

10 BY authority of

11 Article - Zoning

12 Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-204, 15-214, 15-218, and 15-219

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the conversion of a 1-family dwelling unit to a 1-family dwelling unit  
17 and 1 efficiency unit in the R-8 Zoning District on the property known as 317 West 30<sup>th</sup> Street, as  
18 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
19 Zoning Code §§ 3-305(b) and 14-102, subject to the condition that the building complies with all  
20 applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
22 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(a), and 15-218,  
23 permission is granted for a variance of approximately 18.4% from the required lot area size of  
24 1,250 square feet for a lot of 1,020 square feet, a variance of 230 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, 15-214, 15-218, and 15-219,  
3 permission is granted for a variance from the requirements of the Zoning Code of Baltimore City  
4 for off-street parking.

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, 14-204, and 15-218,  
7 permission is granted for a variance that is more than otherwise allowed by the applicable  
8 regulation, for floor area coverage.

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

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