

**CITY OF BALTIMORE  
COUNCIL BILL 16-0644  
(First Reader)**

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Introduced by: Councilmember Stokes  
At the request of: Andrew and Jaclyn Stone  
Address: 2811 Hampden Avenue, Baltimore, Maryland 21211  
Telephone: 443-602-2871

Introduced and read first time: March 21, 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, Baltimore Development Corporation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single Dwelling Unit to 2 Dwelling**  
3 **Units in the R-8 Zoning District – Variances – 305 East Lafayette Avenue**  
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5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single dwelling  
6 unit to 2 dwelling units in the R-8 Zoning District on the property known as 305 East  
7 Lafayette Avenue, as outlined in red on the accompanying plat; and granting variances from  
8 certain lot area size and floor area ratio requirements.

9 BY authority of

10 Article - Zoning  
11 Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-204, and 15-218  
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 dwelling unit to 2 dwelling units in the R-8  
16 Zoning District on the property known as 305 East Lafayette Avenue, as outlined in red on the  
17 plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)  
18 and 14-102, subject to the condition that the building complies with all applicable federal, state,  
19 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(a), and 15-218,  
22 permission is granted for a variance of 6.13% for lot area size.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
24 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218,  
25 permission is granted for a variance that is more than otherwise allowed by the applicable  
26 regulation, for floor area ratio.

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

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1       **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
10 after the date it is enacted.