

**CITY OF BALTIMORE
COUNCIL BILL 17-0042
(First Reader)**

Introduced by: Councilmember Pinkett
At the request of: Andre Hackett
Address: 10006 Palatte Court, Clinton, Maryland 20735
Telephone: 240-593-7897

Introduced and read first time: March 20, 2017

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 1 Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variance –**
4 **2304 North Fulton Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
6 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton
7 Avenue, as outlined in red on the accompanying plat; and granting a variance from certain
8 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 1 dwelling unit to 2 dwelling units in the R-8 Zoning
16 District on the property known as 2304 North Fulton Avenue, as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
18 14-102, subject to the condition that the building complies with all applicable federal, state, and
19 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 permission is granted for a variance from the requirements of the Zoning Code for off-street
23 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
26 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

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

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