

**CITY OF BALTIMORE
COUNCIL BILL 17-0105
(First Reader)**

Introduced by: Councilmember Pinkett
At the request of: Elleda J. Simmons
Address: 2538 McCulloh Street, Baltimore, Maryland 21217
Telephone: 410-409-3267

Introduced and read first time: July 17, 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, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2428 Druid Hill Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2428
7 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from
8 certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

9 BY authority of

10 Article 32 - Zoning
11 Section(s) 5-201(a), 5-305, 5-308, 9-701(2), and 9-703
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 2 dwelling units in
16 the R-8 Zoning District on the property known as 2428 Druid Hill Avenue, as outlined in red on
17 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
18 201(a) and 9-701(2), 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 §§ 5-
21 305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements
22 of § 9-703(d) for lot area per dwelling unit, for the district in which the building is located.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
24 305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements
25 of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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 pursuant to the authority granted by §§ 5-
2 305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements
3 of § 9-703(f) for off-street parking requirements.

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

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