

**CITY OF BALTIMORE
COUNCIL BILL 17-0114
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127

Introduced and read first time: August 14, 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 **2938 Huntingdon 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 2938
7 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size, lot area coverage, off-street parking, and gross floor area
9 requirements.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
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 single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on
18 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
19 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
20 federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for
24 the district in which the building is located.

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

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
5 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
6 requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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

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