

Introduced by: Councilmember Pinkett

At the request of: Andre Hackett

Address: 10006 Palatte Court, Clinton, Maryland 20735

Telephone: 240-593-7897

Prepared by: Department of Legislative Reference

Date: March 15, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0012

A BILL ENTITLED

AN ORDINANCE concerning

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

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements.

BY authority of

Article - Zoning

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

Baltimore City Revised Code

(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other: _____

Other: _____

Other: _____

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other: _____

Other: _____

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other: _____

Other: _____

Other: _____

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission

Other: _____

Other: _____

Other: _____

CITY OF BALTIMORE
ORDINANCE **17-065**
Council Bill 17-0042

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
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2017

AN ORDINANCE CONCERNING

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

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
5 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton
6 Avenue, as outlined in red on the accompanying plat; and granting a ~~variance~~ variances from
7 certain off-street parking and lot area size requirements.

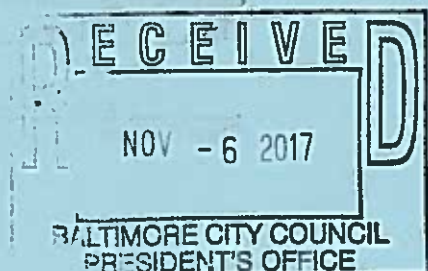
8 BY authority of
9 Article - Zoning
10 Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-214, 15-218, and 15-219
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
14 permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning
15 District on the property known as 2304 North Fulton Avenue, as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
17 14-102, subject to the condition that the building complies with all applicable federal, state, and
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by Title
20 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, 15-218, and 15-219,
21 permission is granted for a variance from the requirements of the Zoning Code for off-street
22 parking.

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, 15-202(a), and 15-218,
25 permission is granted for a variance of 1.4% for lot area size.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.



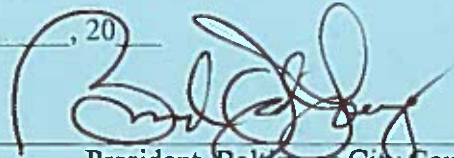
Council Bill 17-0042

1 SECTION 3 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 4 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th
10 day after the date it is enacted.

OCT 16 2017

Certified as duly passed this _____ day of _____, 20____



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of OCT 16, 2017



Chief Clerk

Approved this 3 day of November, 2017



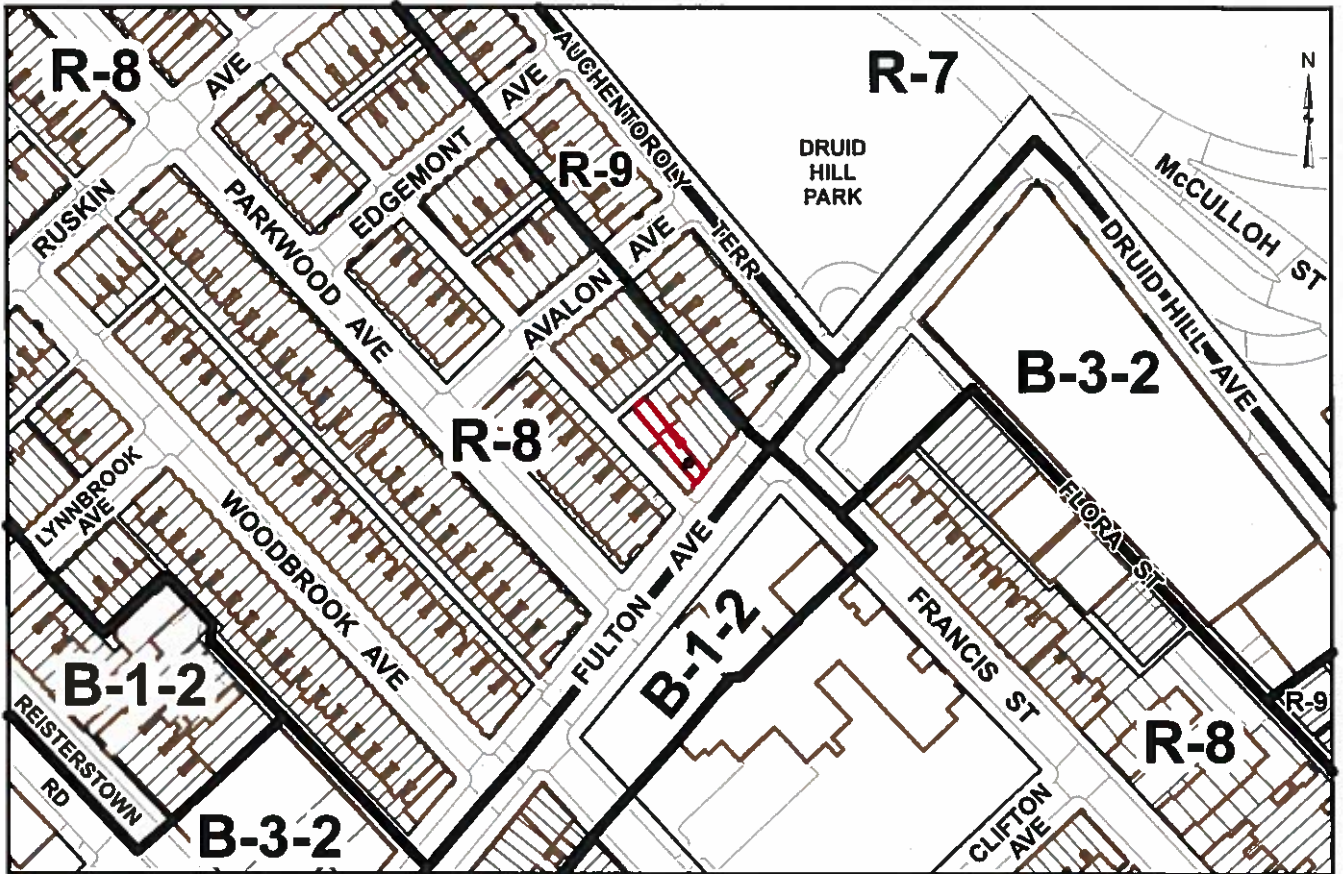
Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 27th Day of October 2017.

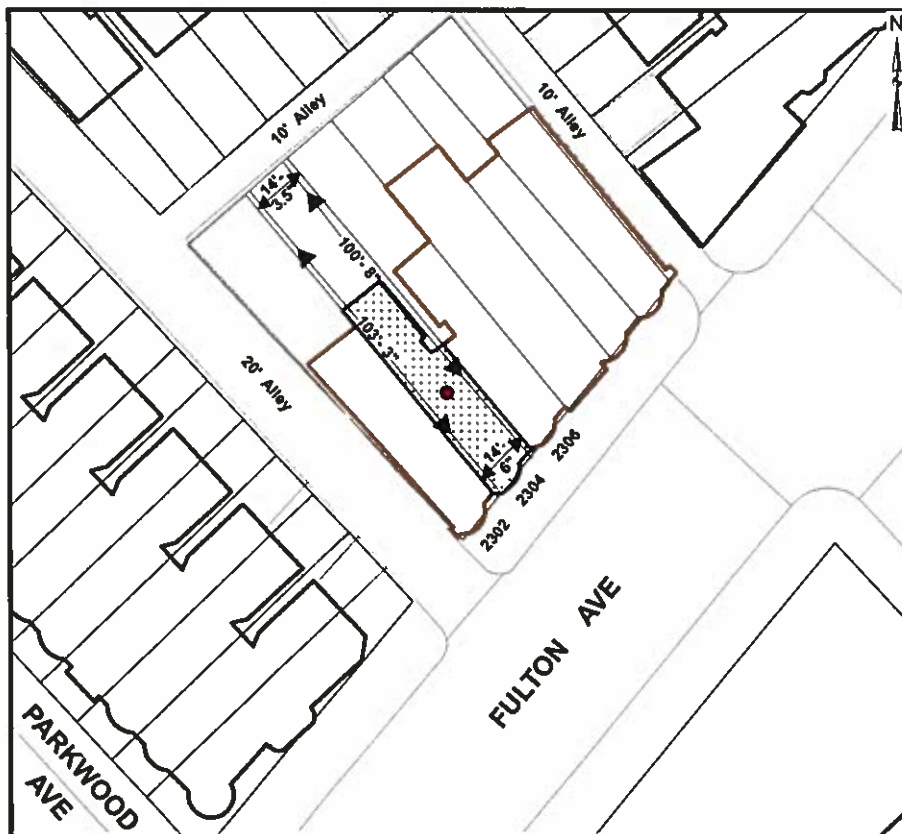


Chief Solicitor

**SHEET NO. 34 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 2304 NORTH FULTON STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 5
BLOCK 3229 LOT 5

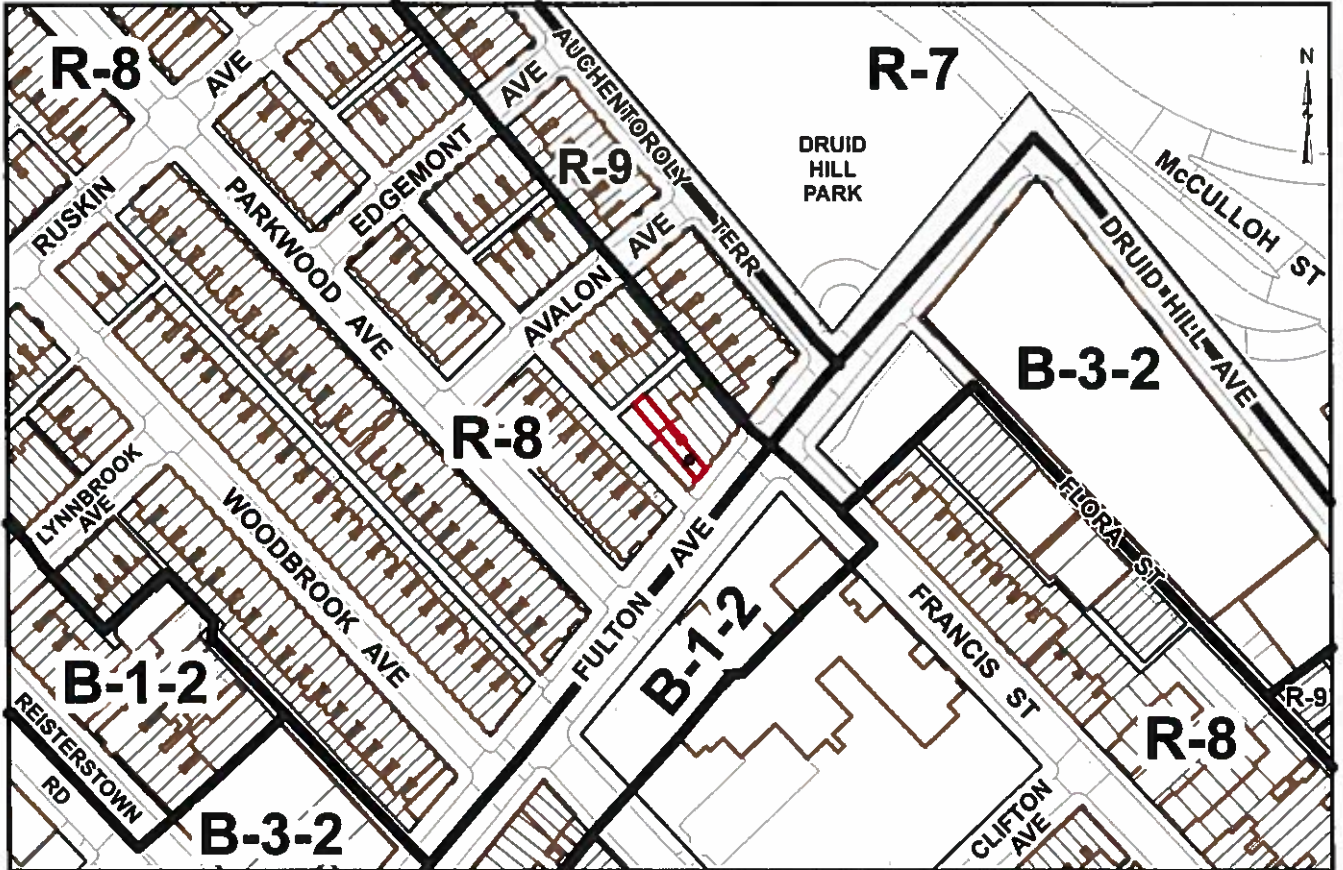
[Signature]

MAYOR

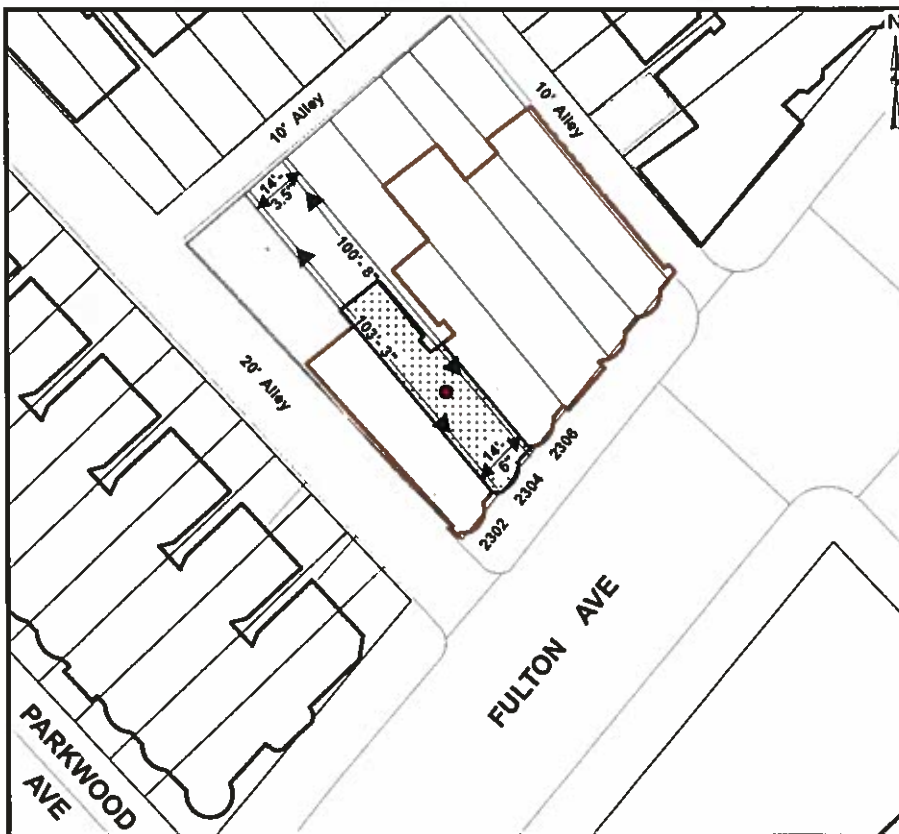
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PRESIDENT CITY COUNCIL

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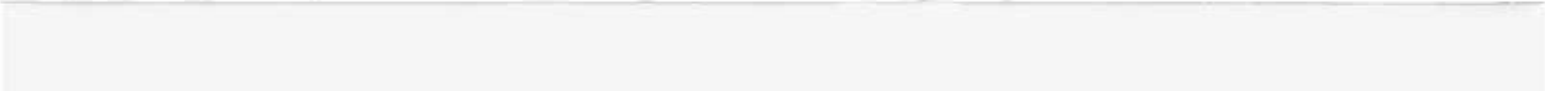
PRESIDENT CITY COUNCIL



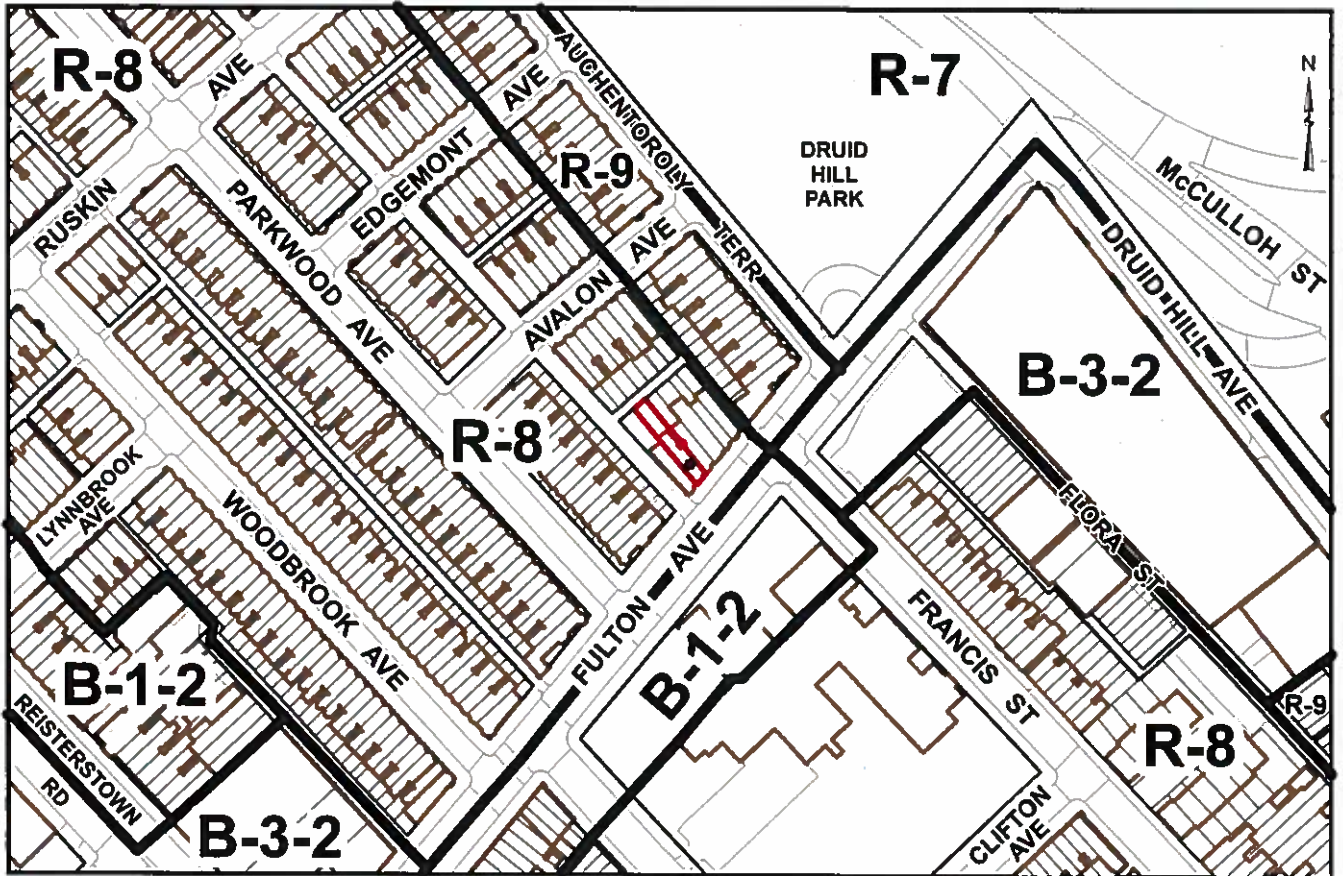
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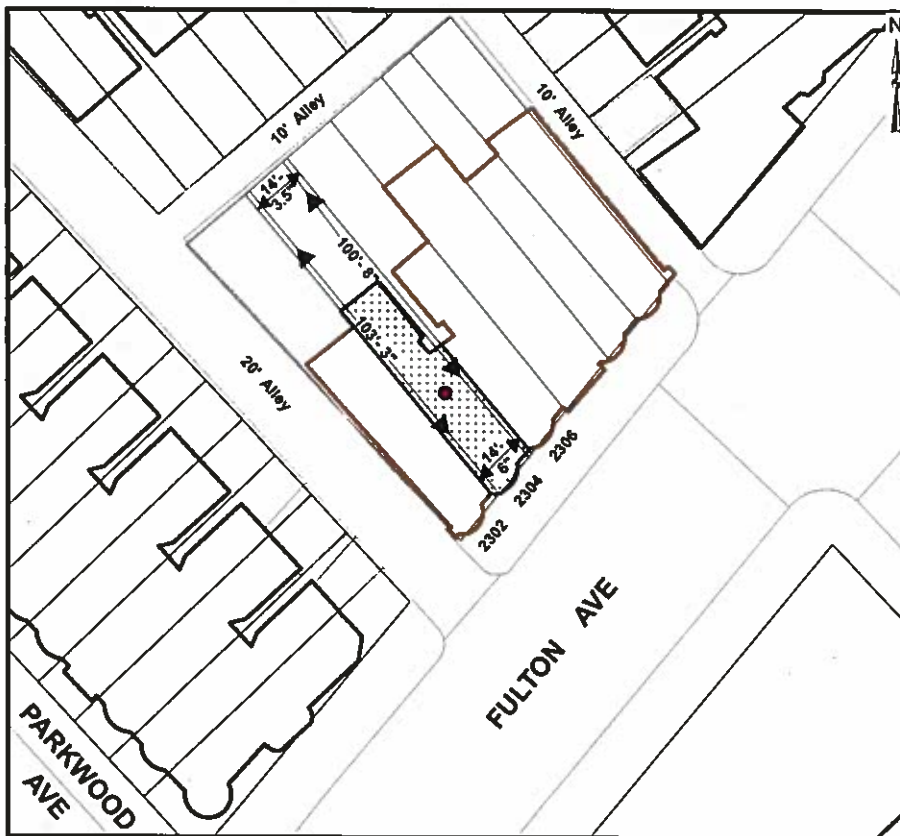
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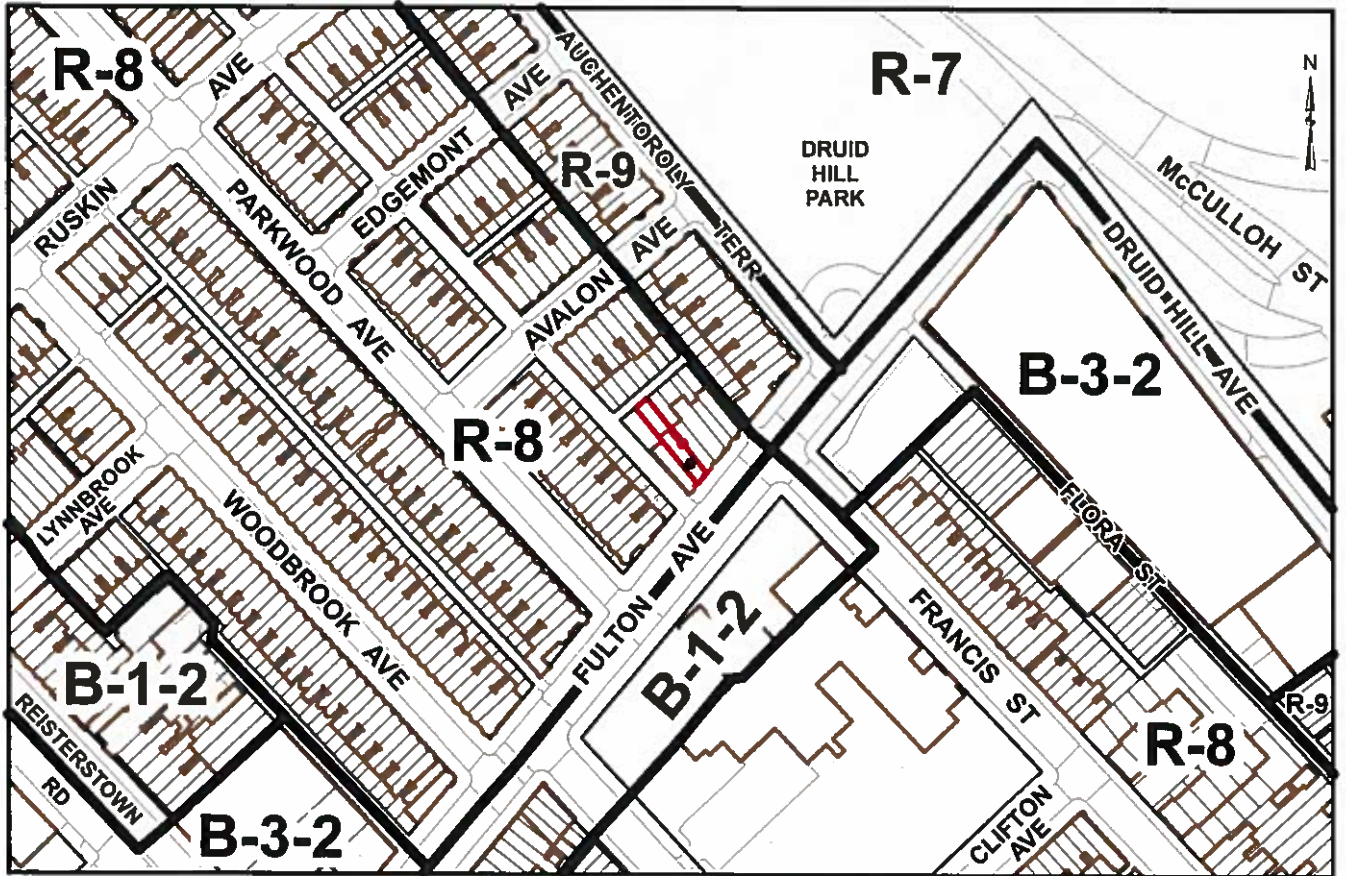
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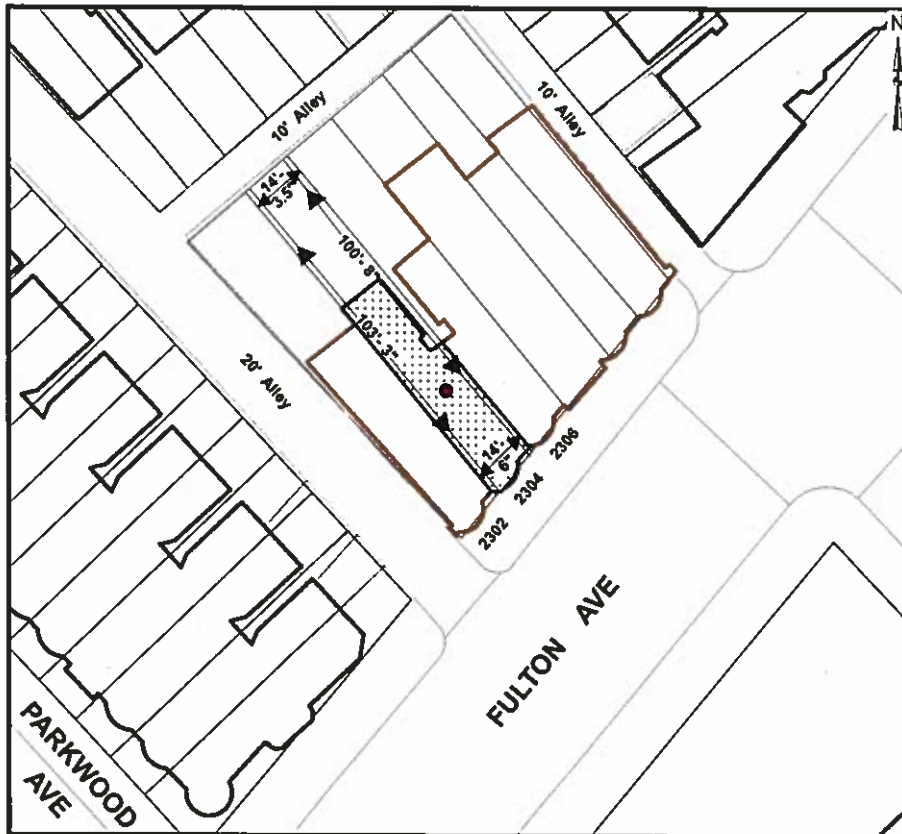
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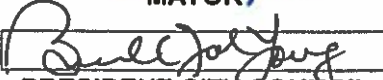
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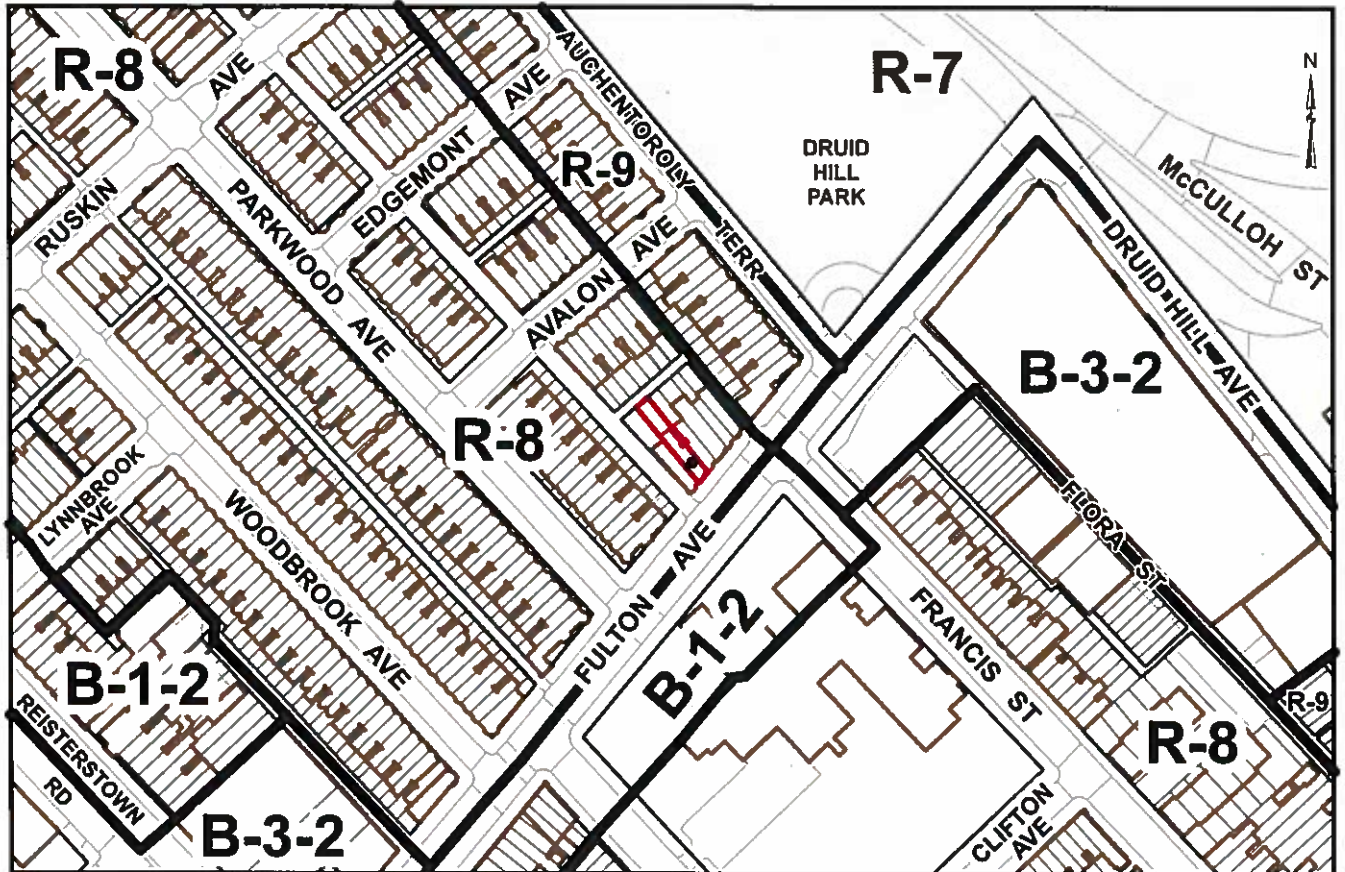
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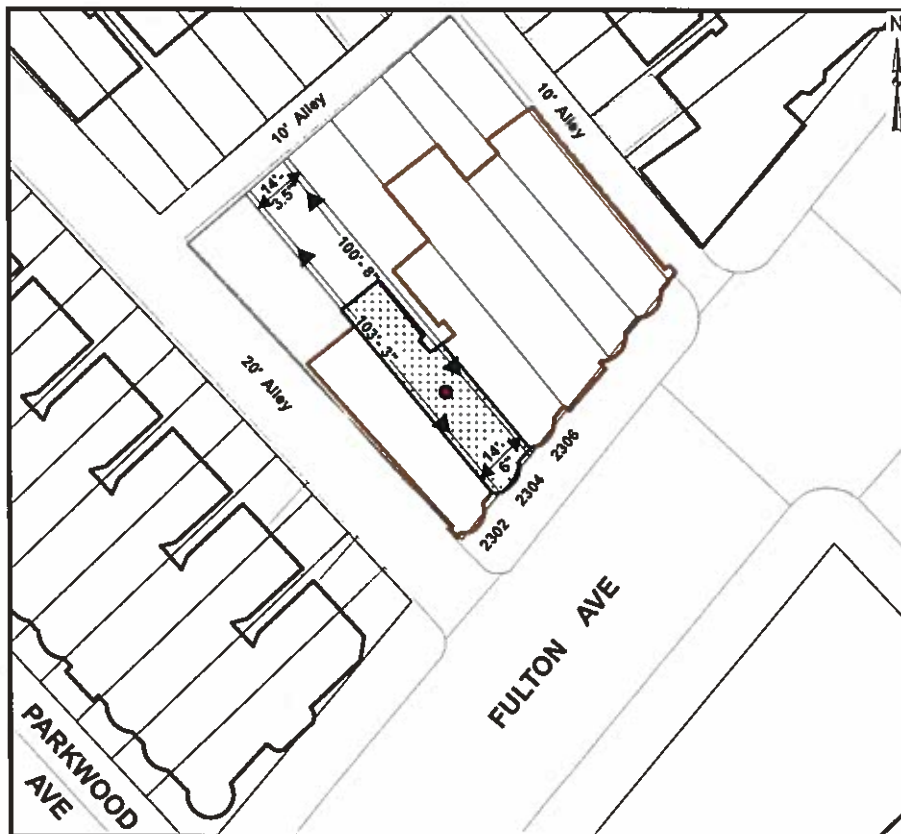

MAYOR


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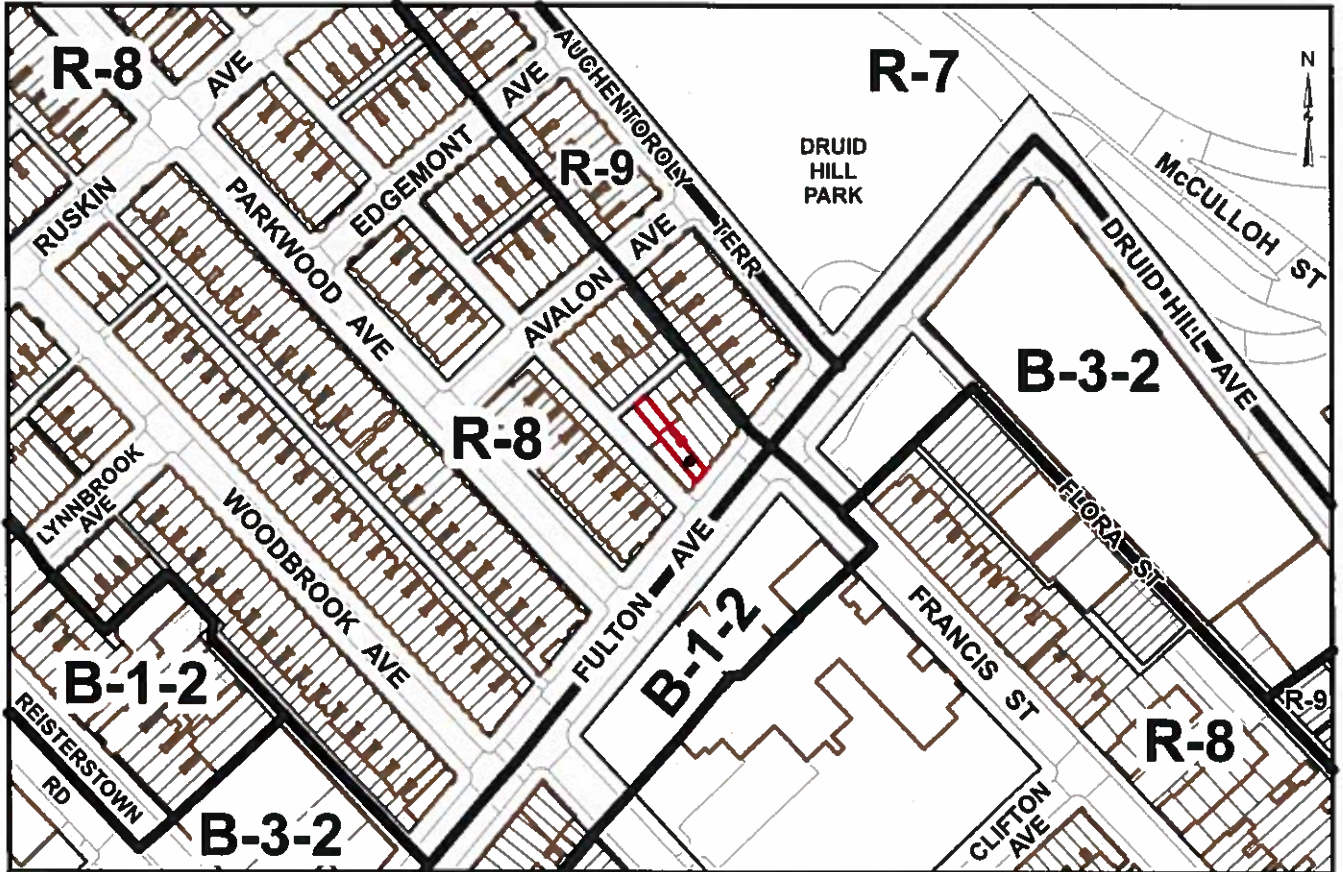
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MAYOR

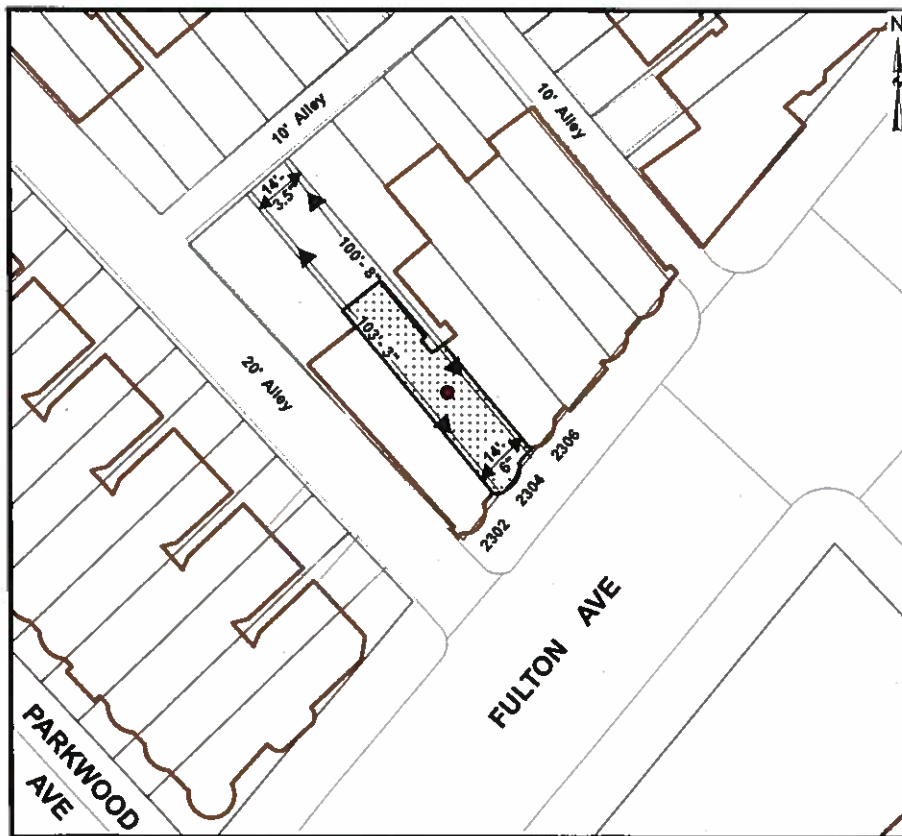
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PRESIDENT CITY COUNCIL

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**SHEET NO. 34 OF THE ZONING DISTRICT MAP OF
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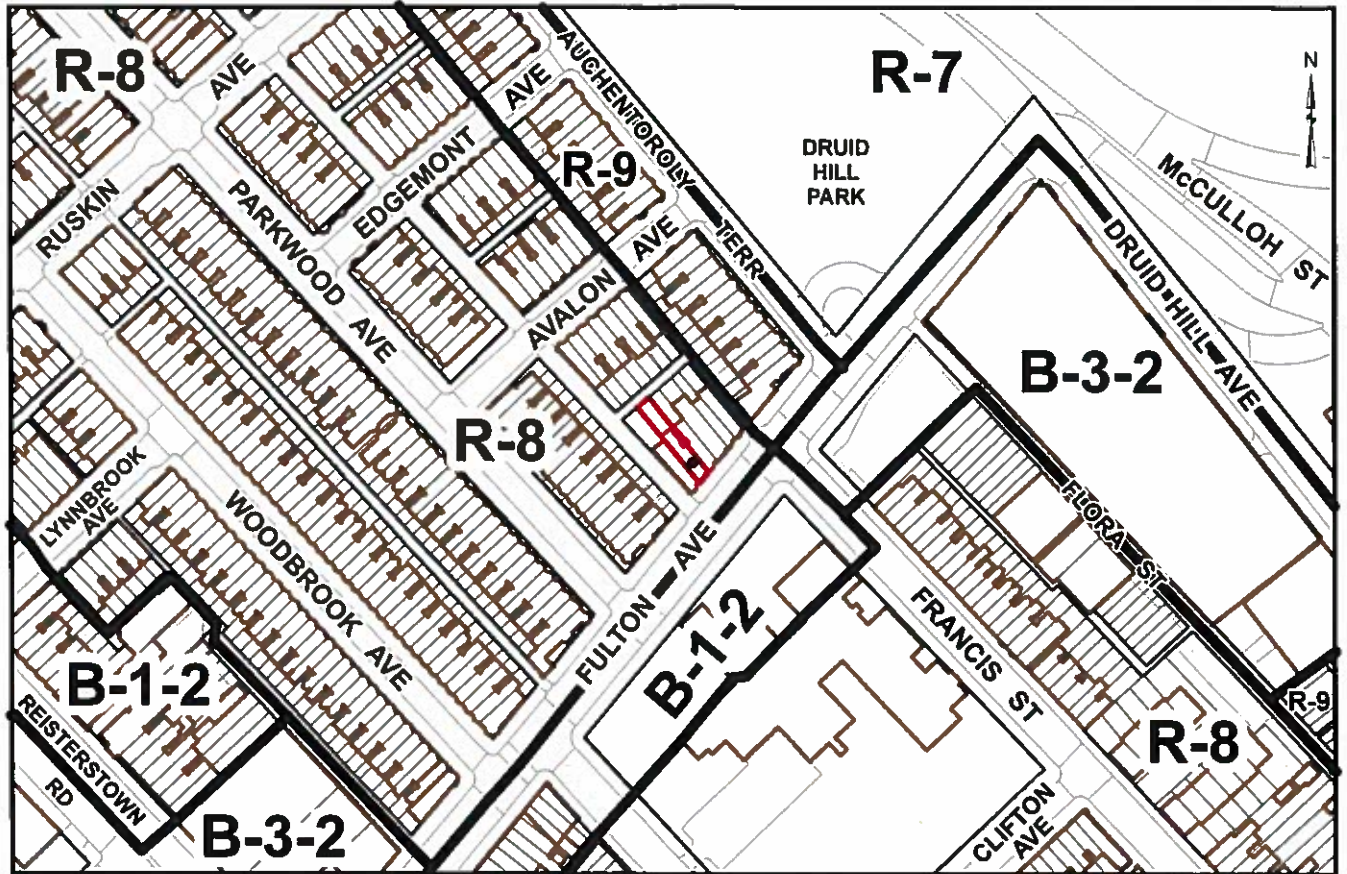
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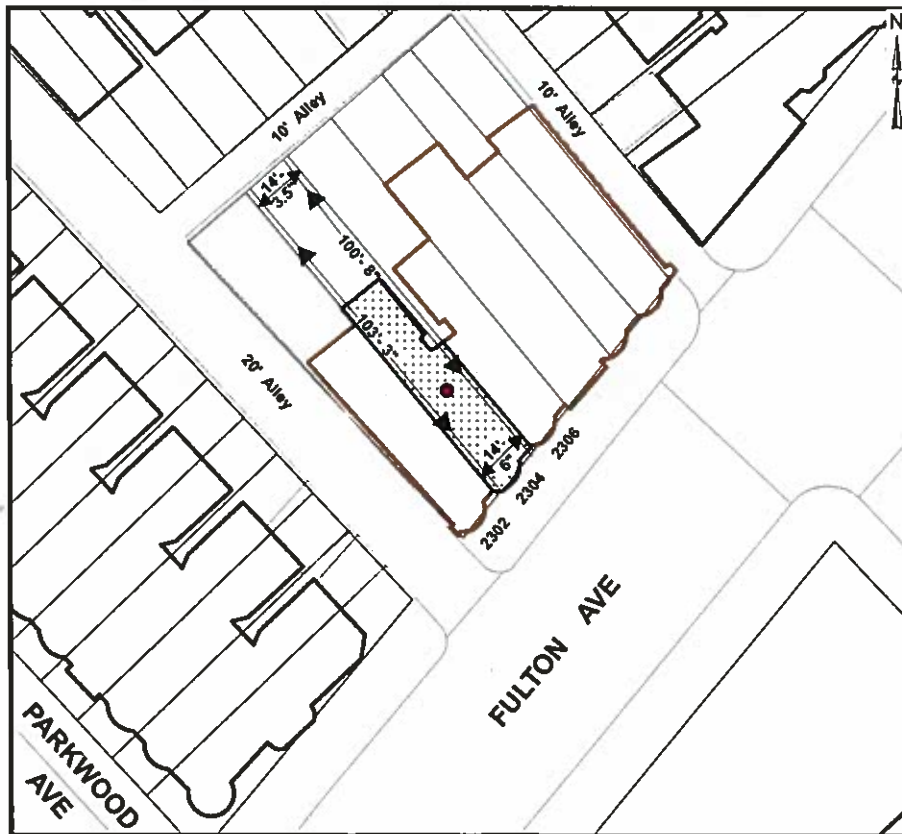
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[Signature]

MAYOR

[Signature]
PRESIDENT CITY COUNCIL

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LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0042

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

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

Title 14-205

ADOPTED

After consideration of:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

STATE OF TEXAS, COUNTY OF DALLAS

NOTICE OF PUBLIC HEARING

WHEREAS, the Board of Commissioners of the City of Dallas has adopted a resolution to amend the City Charter to provide for the creation of a new office of the City Manager, and

WHEREAS, the Board of Commissioners has also adopted a resolution to amend the City Charter to provide for the creation of a new office of the City Clerk, and

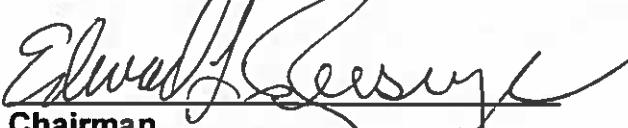
ADOPTED

ATTEST

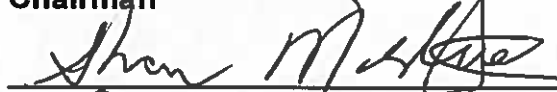
WITNESSED my hand and the seal of the City of Dallas this 1st day of May, 1998.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

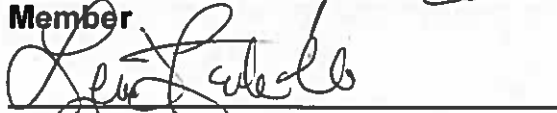
LAND USE AND TRANSPORTATION COMMITTEE:



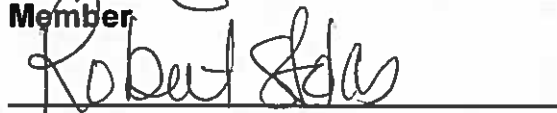
Chairman



Member



Member



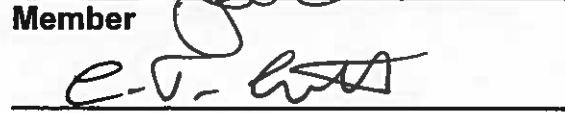
Member



Member



Member



Member

Member

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE:
THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE
VARIANCE OF

City Council Bill No. 17-0042

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

1. According to the Baltimore City Zoning Code, agency reports and public testimony variances for Off Street Parking and Lot Area Size are being granted under:

Section 15-218

2. The particular physical surroundings, shape, or topographical conditions of the structure or land involved creates an unnecessary hardship or practical difficulty to the applicant if the strict letter of the zoning code is carried out;

Section 15-219

ADOPTED

3. The conditions on which the application is based are unique to the property and are not generally applicable to other property within the same zoning classification.;
4. The unnecessary hardship or practical difficulty is caused by this article and has not been created by the intentional action or inaction of any person who has a present interest in the property;
5. The purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
6. The variance is not:
- (i) injurious to the use and enjoyment of other property in the immediate vicinity; or

ADOPTEE

(ii) substantially diminish and impair property values in the neighborhood;

7. The variance will not:

- (i) impair an adequate supply of light and air to adjacent property;
- (ii) overcrowd the land;
- (iii) create an undue concentration of population;
- (iv) substantially increase the congestion of the streets;
- (v) create hazardous traffic conditions;
- (vi) adversely affect transportation;
- (vii) unduly burden water, sewer, school, park, or other public facilities;
- (viii) increase the danger of fire; or
- (ix) otherwise endanger the public safety;

8. The variance is not precluded by and will not adversely affect:

- (i) any Urban Renewal Plan; or
- (ii) the City's Master Plan;

9. The variance will not otherwise:

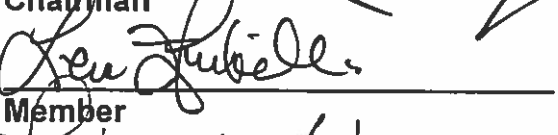
- (i) be detrimental to or endanger the public health, security, general welfare, or morals; or
- (ii) in any way be contrary to the public interest;

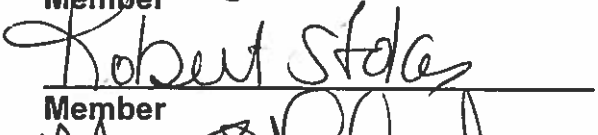
10. The variance is in harmony with the purpose and intent of the zoning code; and

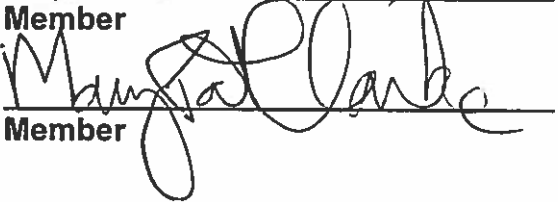
11. The variance granted is the minimum necessary to afford relief, to which end a lesser variance than that applied for may be permitted.

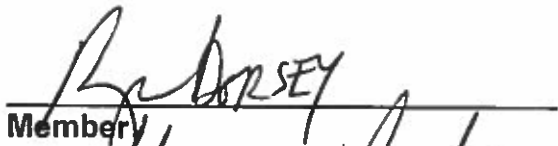
LAND USE AND TRANSPORTATION COMMITTEE:

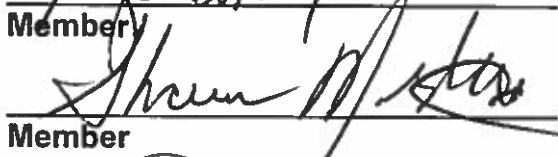

Chairman

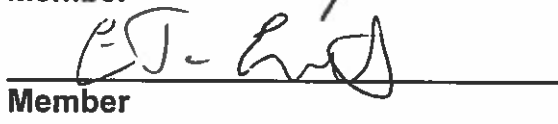

Member


Member


Member


Member


Member


Member

Member

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

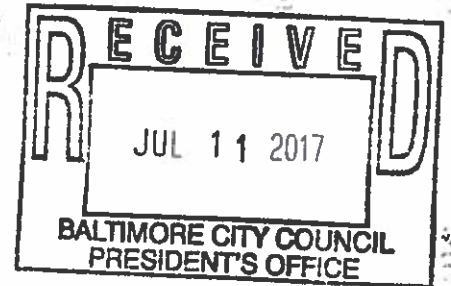


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

July 10, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 17-0042 – Zoning – Conditional Use Conversion of 1 Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0042 for form and legal sufficiency. The bill permits the conversion of 1 Dwelling Unit and to 2 Dwelling Units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue. The bill also grants a variance. We point out that conversions are permitted in an R-8 Zoning District only by ordinance. Zoning Code of Baltimore City (“ZC”), § 3-305(b)(2).

This bill was introduced on March 20, 2017. Article 32, § 2-203 permits a development to be governed under the zoning code in effect prior to June 5, 2017 (Old Zoning Code) if certain conditions are met. Specifically, if an application is filed – in this case, an application for a conditional use by ordinance – prior to June 5, 2017, the effective date of Article 32, and the application is considered complete, the requirements of the Old Code govern the development. New Code, § 2-203(k). Pursuant to the Old Zoning Code, a bill proposing a conditional use is governed by Title 16. Old Zoning Code, § 14-208. Title 16 requires the applicant to submit a written statement that contains certain prescribed elements, which will inform the City Council and the public as to the intended uses and changes that are being sought. Old Zoning Code, § 16-202. From the information available to the Law Department, the required statement was made and completed prior to June 5, 2017. Therefore, this conditional use conversion can be governed under provisions of the Old Code.

The Law Department points out that, if this bill is to be adopted, findings of fact are required in a quasi-judicial proceeding such as granting a conditional use. *Montgomery County v. Woodward & Lothrop, Inc.*, 280 Md. 686, 713 (1977). To this end, the Zoning Code requires the Planning Commission (“Commission”) and the Board of Municipal Zoning Appeals (“Board”) to report their findings of facts and considerations to the City Council in regard to a bill authorizing a conditional use. ZC § 16-302. The Zoning Code directs both entities to base their recommendations on considerations outlined in Title 14 of the Zoning Code. ZC § 16-304. Title 14 outlines the elements the Board must consider in regard to a proposed conditional use as well

the type of facts it must find before it can approve a conditional use. See ZC §§ 14-204 & 14-205. Title 14 does not address the duties of the Commission, but since the Zoning Code directs the Commission to make findings of fact and considerations with respect to those stated in Title 14, the Law Department concludes that the required considerations and findings of fact applicable to the Board apply to the Commission.

We note further that, pursuant to the Old Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. See ZC § 16-403.

As part of an ordinance authorizing a conditional use conversion, a variance from the requirements of the zoning code may be granted. Old Zoning Code § 15-101(2)(i). This bill provides for a variance from off-street parking requirements. Furthermore, the Planning Commission Report states that a variance is needed from the lot area requirement. The Planning Commission Report states that both variances are within the permitted limits for granting a variance.

In order for the City Council to grant these variances it must make certain findings of fact. The findings were not the subject of the Planning Commission's hearing. The required facts must therefore be adduced at the public hearing before the City Council in written or verbal form. Old Zoning Code §§ 15-218 and 15-219.

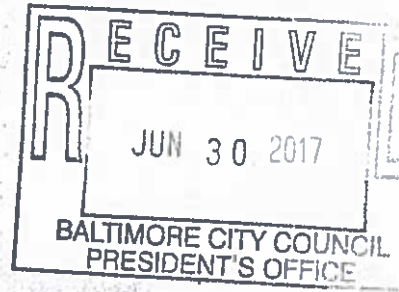
The Law Department further notes that the Planning Commission's Report provides necessary findings of fact in regard to the conditional use. If the City Council finds facts identical or similar to those found by the Planning Commission for the conditional use, and if facts to support the variance are adduced at the public hearing, the Law Department is prepared to approve the bill for form and legal sufficiency if all other procedural requirements are met.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor



Certificate Of Posting 06/27/2017

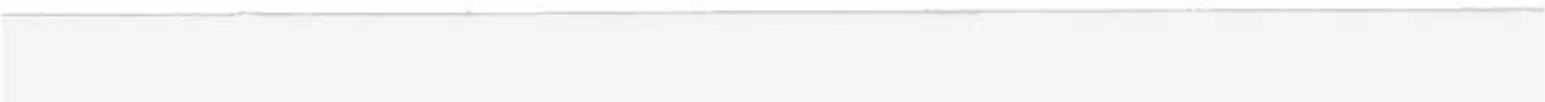
City Council Bill 17-0042

2304 N. Fulton Ave Baltimore MD 21217

Andre Hackett

10006 Palatte Court Clinton MD 20735

240-593-7897





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5044865

Sold To:

Andre Hackett - CU00607074
10006 Palatte Ct
Clinton, MD 20735-5821

Bill To:

Andre Hackett - CU00607074
10006 Palatte Ct
Clinton, MD 20735-5821

Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Jun 27, 2017

The Baltimore Sun Media Group

By S. Wilkins

Subscribed and sworn to before me this 27 day of June 2017.

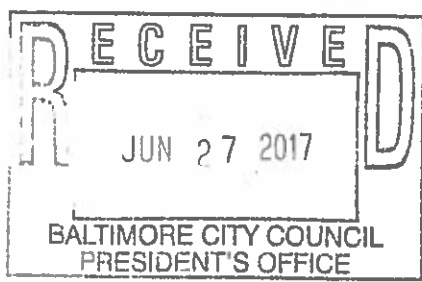
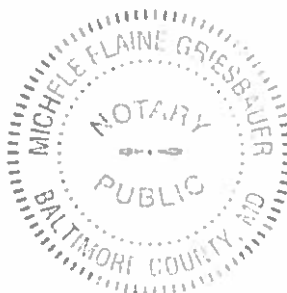
By _____

Michelle Elaine

Notary Public

My commission expires 10/5/19

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON
BILL NO. 17-0042**
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 12, 2017 at 1:45 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0042.
CC 17-0042 ORDINANCE - Zoning
- Conditional the Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2304 North Fulton Avenue - FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat and granting a variance for certain off-street parking requirements.
BY authority of Article - Zoning Section(s) 3-305(b), 14-102, 15-101, 13-214, 15-218, and 18-219
Baltimore City Revised Code (Edition 2006)
NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REININGER
Chairman



"NOTICE OF INTRODUCTION" SIGN - POSTING REQUIRED
(For Conditional Use, Planned Unit Development and Rezoning Ordinances)

Each applicant requesting authorization of the City Council for a conditional use, a change in the zoning classification of property, or a planned unit development is required to post in a conspicuous place on the property a sign giving notice of the requested authorization or zoning classification change. The property must be posted for at least 30 days beginning one week after the bill is introduced in the City Council. Signs are provided by the Department of Legislative Reference (396-4730) for a \$20.00 fee.

"NOTICE OF INTRODUCTION" SIGN

ZONING NOTICE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT CITY COUNCIL BILL NO.: 17-0042 HAS BEEN INTRODUCED INTO THE CITY COUNCIL OF BALTIMORE.

THE PROPERTY KNOWN AS: 2304 North Fulton Avenue

IS PROPOSED TO BE REZONED FROM: _____ TO _____
 CONDITIONAL USE AS: conversion - R-8 District - 1 → 2 units
 PLANNED UNIT DEVELOPMENT: _____
 OTHER: _____

BY AUTHORITY OF ARTICLE 30 - ZONING, BALTIMORE CITY CODE

The "Notice of Introduction" sign must be posted on the property as follows:

1. The sign must be posted in a conspicuous manner on the front side of the property, not over ten feet above the ground level, and where it will be clearly visible and legible to the public.
2. The sign must be posted not later than one week after introduction of the bill and must remain posted for 30 days thereafter.
3. The sign must be maintained in good condition the entire time it is posted. Where proposed changes are to be at the rear of the property, the sign must nevertheless be posted on the front of the premises, unless otherwise directed.

FOR DEPARTMENT OF LEGISLATIVE REFERENCE

Property Owner: Andre Hackett

Authorized Representative:

Address: 10006 Palette Court Clinton, MD 20735

Bill No. 17-0042 Sign Picked Up By: [Signature]
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

Type of Change Requested by the Bill (check one):

Conditional Use Rezoning Planned Unit Development

NOTE:

- Prior to the public hearing on the bill, the Certificate of Posting at the bottom of this form must be dated, signed, and returned to: Baltimore City Council Office; Executive Secretary; Room 409 City Hall; 100 N. Holliday Street, Baltimore, Maryland 21202.
- A second sign ("Notice of Hearing") will be required to be posted before the public hearing. Information about the "Notice of Hearing" sign can be obtained from the Executive Secretary of the Baltimore City Council (396-4800.)

TO: Andre Hackett

FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council

DATE: June 13, 2017

RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE - VARIANCE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0042

Date: Wednesday, July 12, 2017

Time: 1:45 p.m.

Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 15 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, JUNE 27 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0042

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 12, 2017 at 1:45 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0042.

CC 17-0042 ORDINANCE - Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2304 North Fulton Avenue - FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements.

By authority of
Article - Zoning
Section(s) 3-305(b), 14-102, 15-101, 15-214, 15-218, and 15-219
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Andre Hackett
10006 Palatte Court,
Clinton, Maryland, 20735
240-593-7897

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

July 3, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0042: Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

Ladies and Gentlemen:

City Council Bill No. 17-0042 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0042 is to permit, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

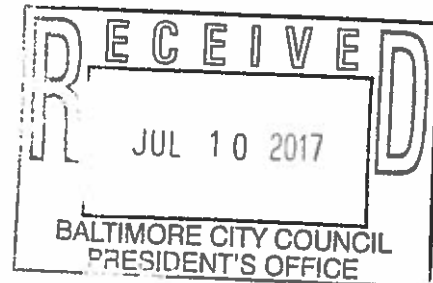
The BMZA has reviewed the legislation and has no objection to approval to the passage of Bill Number 17-0042.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations
Legislative Reference



no obj



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner

Date: May 15, 2017

Re: **City Council Bill 17-0042 - Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance –2304 North Fulton Avenue**

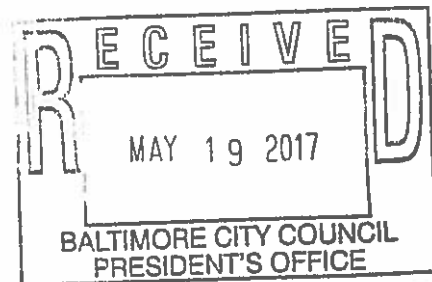
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0042 for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue and granting a variance from certain off-street parking requirements.

If enacted, this bill would support the renovation of an existing structure into two dwelling units, one per floor, to encourage the reuse of the property. The property is located in the Parkwood-Woodbrook neighborhood which is in the 7th Council district.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0042.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0042 / ZONING - CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS - VARIANCE - 2304 NORTH FULTON AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

May 5, 2017

At its regular meeting of May 4, 2017, the Planning Commission considered City Council Bill #17-0042, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0042 as amended, and adopted the following resolution, six members being present (six in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0042 be amended and passed by the City Council.

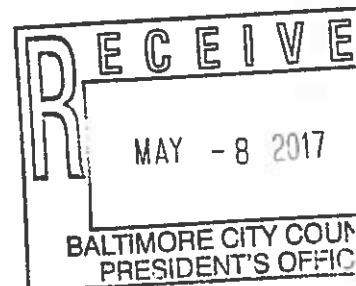
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

FEV w/ Amend





Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 4, 2017

REQUEST: City Council Bill # 17-0042 / Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

RECOMMENDATION: Amendment, and Approval as amended

Amendment: Add a variance of the lot area requirement: 1,479 square feet in lieu of the required 1,500 square feet needed for two dwelling units in a R-8 Zoning District, or 1.4%.

STAFF: Martin French

PETITIONER(S): Councilmember Pinkett, at the request of Andre' Hackett

OWNER: Andre' Hackett

SITE/ GENERAL AREA

Site Conditions: 2304 North Fulton Avenue is located on the northwest side of the street, approximately 122' north of the intersection with Parkwood Avenue. This property measures approximately 14'6" by an average of 102' and is currently improved with a two-story attached residential building measuring approximately 14'6" by 58'. This site is zoned R-8.

General Area: This is a predominantly residential area known as Parkview-Woodbrook, with scattered other uses such as religious institutions and small commercial uses. The northeastern boundary of this area is within the Auchentoroly Terrace Historic District; the southwestern boundary is Reisterstown Road.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Project: This legislation would allow the petitioner to renovate the existing structure into two dwelling units, one per floor, providing new life for this original building. Adaptive re-use as a two-family attached dwelling would allow preservation of part of the neighborhood's traditional architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property was formerly a rental dwelling unit, but suffered some fire damage in 2016. This bill would encourage re-use of a structure consistent with its current zoning.

- The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106.a.). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 1,479 square feet, so a lot area variance of 1.4% is needed to reduce this requirement.
- A rear yard setback of 25' is required (BCZC §4-1107.a.). The property has a 35' deep rear yard that meets this requirement and is suitable for off-street parking, and no encroachment upon this setback is proposed by the petitioner. However, the 10' wide alley in the rear of the property does not meet the Zoning Code minimum of 15' width needed for acceptable accessibility, and so a variance of the off-street parking requirement is needed, and has been included in the bill.
- The maximum floor area ratio (FAR) in this zoning district is 2.0 (BCZC §4-1108.a.). This premises has a FAR of 0.57, so a variance of that requirement is not needed.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and the authorization is in harmony with the purpose and intent of this article (§14-204).

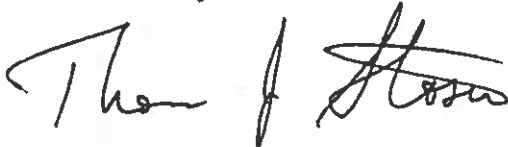
In addition, the Zoning Code requires review of these considerations, as appropriate:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;

- development of the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to fire and police protection;
- there is adequate light and air to the premises and to properties in the vicinity; adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this article (§14-205).

The proposed use as a 2-family dwelling would be consistent with residential use in the area; would not be detrimental to or endanger public health, security, general welfare, or morals; and would allow constructive re-use of a vacant structure that could otherwise become a blighting influence on the community. The site is adequate for the proposed use, would not create a negative impact on traffic patterns in the immediate area, nor impair present or future development of the surrounding area, nor have a negative impact on other dwellings, churches, schools, public structures, or other places of public gathering. The site has adequate fire and police protection, adequate air and light, adequate utilities, access, drainage, and other facilities; and use as two dwelling units meets all other applicable standards of the Zoning Code.

Notification: Planning staff notified the Greater Mondawmin Coordinating Council and the New Auchentoroly Terrace Association of this action.




Thomas J. Stosur
Director



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

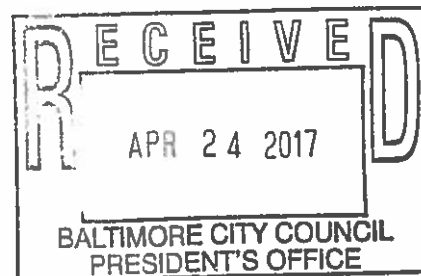
DATE: April 6, 2017

SUBJECT: City Council Bill 17-0042
Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling
Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0042, *Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue.*

The proposed bill allows a conditional use necessary for the additional dwelling unit in the R-8 Zoning District and grants a variance from the zoning code requirements for off-street parking. BDC has no objection in this matter.

cc: Colin Talbert
Kyron Banks



No
ohz

AMENDMENTS TO COUNCIL BILL 17-0042
(1st Reader Copy)

By: Planning Department
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, after line 23, insert

“SECTION 3. AND BE IT FURTHER ORDAINED. That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202(a), and 15-218, permission is granted for a variance of 1.4% for lot area size.”.

Amendment No. 2

On page 1, in line 3, strike “Variance” and substitute “Variances”; on page 1, in line 7, strike “a variance” and substitute “variances”; on page 1, in line 8, after “parking”, insert “and lot area size”; and, on the same page, in line 11, after “15-101,”, insert “15-202(a).”.

Amendment No. 3

On page 1, in line 24, and on page 2, in line 6, strike “3” and “4”, respectively, and substitute “4” and “5”, respectively.



beviser

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0042

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

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: July 12, 2017
Time (Beginning): 2:10 pm
Time (Ending): 2:23 pm
Location: Clarence "Du" Burns Chamber
Total Attendance: 20

Committee Members in Attendance:
Edward Reisinger Leon Pinkett Mary Pat Clarke
Sharon Green Middleton Ryan Dorsey Eric Costello
Robert Stokes

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Pinkett
Seconded by: Councilmember Clarke
Final Vote: Fav. with Amendments

Major Speakers

(This is not an attendance record.)

- Martin French, Department of Planning
• Joe Wolman, J.R. Woolman, LLC

Major Issues Discussed

1. Planning Department briefly testified in support of the ordinance, briefly outlining the required *findings of fact* (echoing the same information contained in the department's submitted written report), and explained in great detail, how the staff surmised that a 1.4% parking variance was necessary in order to comply with city code.
2. All other departments and agencies stood by their submitted written reports.
3. Attorney for the developer testified to the support that the project has received from the local community organization, and also offered a few more details surrounding the need for the parking variance, in replying to a question from one of the committee members.

Further Study

Was further study requested?

Yes No

If yes, describe.

Marshall C. Bell, Committee Staff

MB

Date: July 14, 2017

cc: Bill File
OCS Chrono File

CITY OF BALTIMORE RING ATTENDANCE RECORD

CHAIRPERSON: THE HONORABLE ED REISINGER

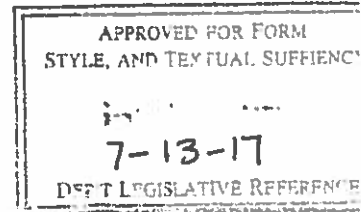
PLACE: Clarence "Du" Burns Chambers

ADDRESS: DISTRICT VARIANCE - 2304 NORTH FULTON AVE. **CC BILL NUMBER:** 17-0042

PRINT BY ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY	
			FOR	OR AGAINST	YES	NO
PLEASE CHECK HERE						
Charles Street	21202	Johndoenbmore@yahoo.com	✓	✓	✓	✓
<i>JF</i>						
<i>C</i>						

As required by law to register with the City Ethics Board. Registration is a simple process. For information and LEGISLATIVE REFERENCE, 626 City Hall, Baltimore, MD 21202. Tel: 410-396-4730; Fax: 410-396-8483

AMENDMENTS TO COUNCIL BILL 17-0042
(1st Reader Copy)



By: Land Use and Transportation Committee

Amendment No. 1

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Amendment No. 3

On page 1, in line 24, and on page 2, in line 6, strike “3” and “4”, respectively, and substitute “4” and “5”, respectively.

ADOPTED



10/10/10

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE VOTING RECORD

DATE: July 12, 2017

BILL NUMBER: 17-0042

BILL TITLE: REZONING - 127, 129, 133, AND 135 W. WEST STREET AND 1220 RACE STREET

MOTION BY: *Pinkett* SECONDED BY: *Clark*

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHAIRPERSON: *Edward Reisinger*

COMMITTEE STAFF: Marshall C. Bell Initials: *MCB*



1000

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1000

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**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward L. Reisinger
Chairman**

PUBLIC HEARING

WEDNESDAY, JULY 12, 2017

1:45 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

City Council Bill #17-0042

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

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0042

Zoning – Conditional Use Conversion of 1 Dwelling Unit To 2 Dwelling Units In The R-8 Zoning District – Variance – 2304 North Fulton Avenue

Sponsor: Councilmember Pinkett
Introduced: March 20, 2017

Purpose:

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

Effective: 30th Day after Enactment

Hearing Date/Time/Location: Wednesday, July 12, 2017/1:45 PM/Clarence “Du” Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Department of Law	
Department of Housing and Community Development	Favorable
Board of Municipal and Zoning Appeals	Favorable/No Objection
Baltimore Development Corporation	No Objection

Analysis

Current Law

Article – Zoning: Section(s) 3-305(b), 14-102, 15-101, 15-214, 15-218, and 15-219; Baltimore City Revised Code (Edition 2000)

Background

CC Bill 17-0042, if approved, would permit, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District, and grant a variance from certain parking requirements, on the property known as 2304 North Fulton Avenue, located in the West Baltimore residential area known as Parkview-Woodbrook. The northeastern boundary of this area is within the Auchentoroly Terrace Historic District, and the southwestern boundary is Reisterstown Road.

The proposed action is consistent with the Comprehensive Master Plan for Baltimore, LIVE Goal 1: to Build Human and Social Capital; and the Objectives: to Expand Housing Choices and to Redevelop Vacant Property.

Off-Street Parking Requirement: A rear yard setback of 25' is required , and the property in question has a 35' deep rear yard that meets this requirement and is suitable for off-street parking, and no encroachment upon this setback is proposed by the petitioner. However, the 10' wide alley in the rear of the property does not meet the Zoning Code minimum of 15' width needed for acceptable accessibility, and so a variance of the off-street parking requirement is needed.

Additional Information

Fiscal Note: Not Available

Information Source(s): Planning Department staff report, Law Department report

Analysis by: Marshall Bell
Analysis Date: July 10, 2017



Direct Inquiries to: 410-396-1091

**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

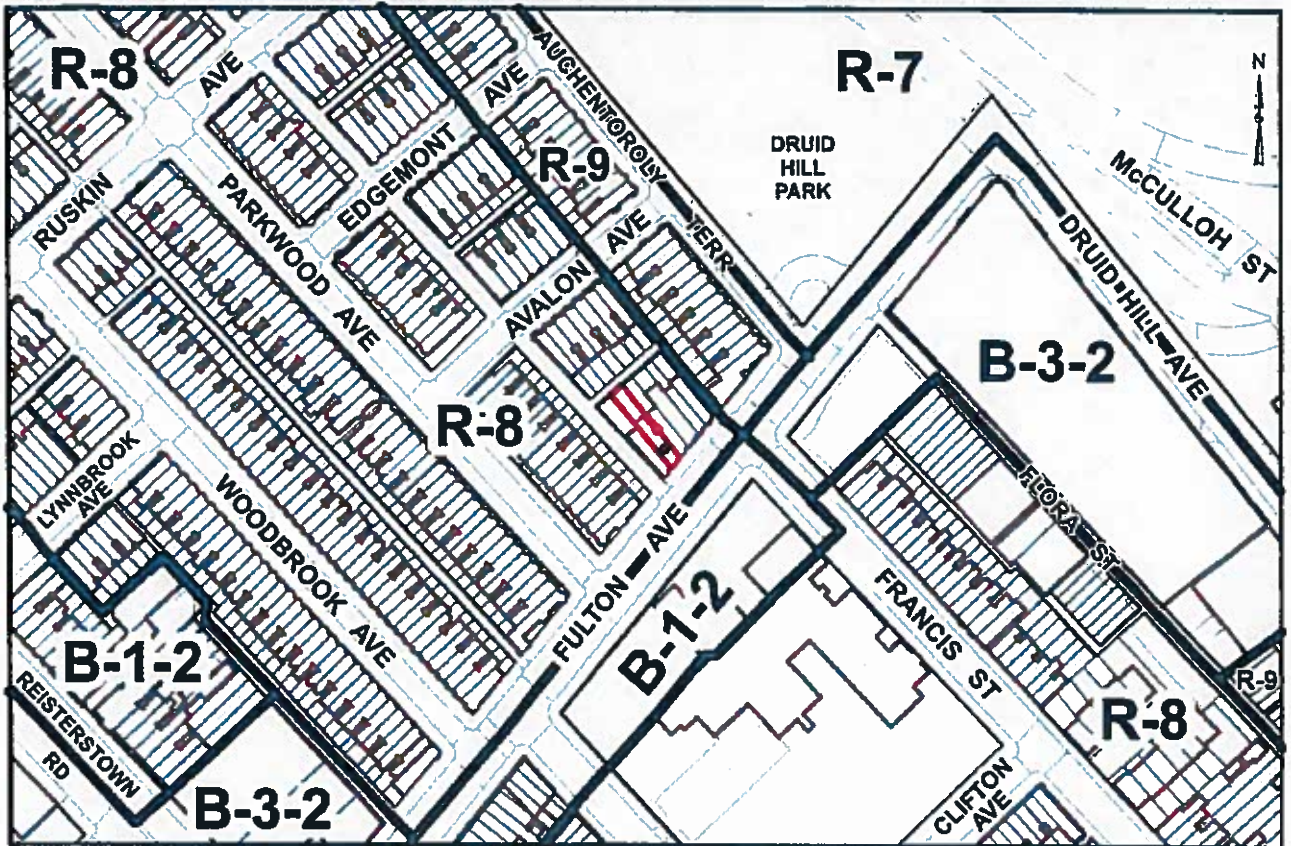
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 17-0042

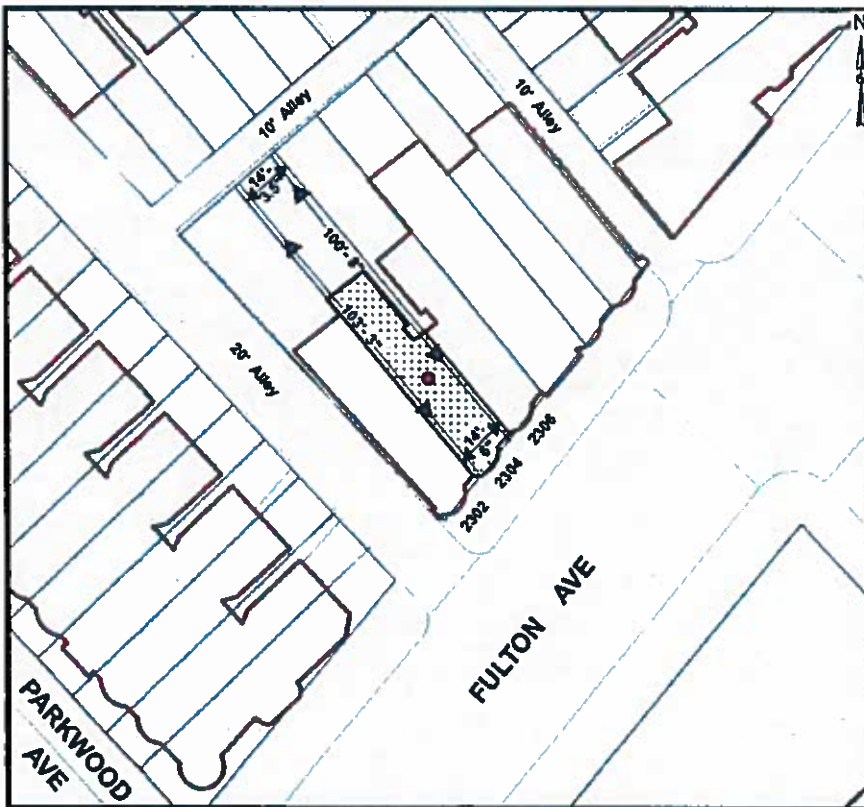
1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
4 Housing and Community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

**SHEET NO. 34 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 2304 NORTH FULTON STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 5
BLOCK 3229 LOT 5

MAYOR

PRESIDENT CITY COUNCIL

Scale: 1" = 50'

117.

**LAND USE
AND
TRANSPORTATION
COMMITTEE**

CC#: 17-0042

**AGENCY
REPORTS**

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0042 / ZONING - CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS - VARIANCE - 2304 NORTH FULTON AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

May 5, 2017

At its regular meeting of May 4, 2017, the Planning Commission considered City Council Bill #17-0042, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0042 as amended, and adopted the following resolution, six members being present (six in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0042 be amended and passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 4, 2017

REQUEST: City Council Bill # 17-0042 / Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

RECOMMENDATION: Amendment, and Approval as amended

Amendment: Add a variance of the lot area requirement: 1,479 square feet in lieu of the required 1,500 square feet needed for two dwelling units in a R-8 Zoning District, or 1.4%.

STAFF: Martin French

PETITIONER(S): Councilmember Pinkett, at the request of Andre' Hackett

OWNER: Andre' Hackett

SITE/ GENERAL AREA

Site Conditions: 2304 North Fulton Avenue is located on the northwest side of the street, approximately 122' north of the intersection with Parkwood Avenue. This property measures approximately 14'6" by an average of 102' and is currently improved with a two-story attached residential building measuring approximately 14'6" by 58'. This site is zoned R-8.

General Area: This is a predominantly residential area known as Parkview-Woodbrook, with scattered other uses such as religious institutions and small commercial uses. The northeastern boundary of this area is within the Auchentoroly Terrace Historic District; the southwestern boundary is Reisterstown Road.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

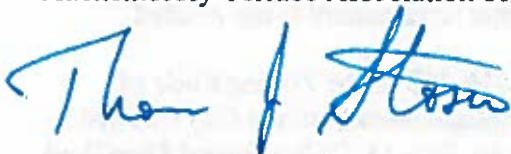
CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

- development of the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to fire and police protection;
- there is adequate light and air to the premises and to properties in the vicinity; adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this article (§14-205).

The proposed use as a 2-family dwelling would be consistent with residential use in the area; would not be detrimental to or endanger public health, security, general welfare, or morals; and would allow constructive re-use of a vacant structure that could otherwise become a blighting influence on the community. The site is adequate for the proposed use, would not create a negative impact on traffic patterns in the immediate area, nor impair present or future development of the surrounding area, nor have a negative impact on other dwellings, churches, schools, public structures, or other places of public gathering. The site has adequate fire and police protection, adequate air and light, adequate utilities, access, drainage, and other facilities; and use as two dwelling units meets all other applicable standards of the Zoning Code.

Notification: Planning staff notified the Greater Mondawmin Coordinating Council and the New Auchentoroly Terrace Association of this action.



Thomas J. Stosur
Director

ANALYSIS

Project: This legislation would allow the petitioner to renovate the existing structure into two dwelling units, one per floor, providing new life for this original building. Adaptive re-use as a two-family attached dwelling would allow preservation of part of the neighborhood's traditional architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property was formerly a rental dwelling unit, but suffered some fire damage in 2016. This bill would encourage re-use of a structure consistent with its current zoning.

- The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106.a.). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 1,479 square feet, so a lot area variance of 1.4% is needed to reduce this requirement.
- A rear yard setback of 25' is required (BCZC §4-1107.a.). The property has a 35' deep rear yard that meets this requirement and is suitable for off-street parking, and no encroachment upon this setback is proposed by the petitioner. However, the 10' wide alley in the rear of the property does not meet the Zoning Code minimum of 15' width needed for acceptable accessibility, and so a variance of the off-street parking requirement is needed, and has been included in the bill.
- The maximum floor area ratio (FAR) in this zoning district is 2.0 (BCZC §4-1108.a.). This premises has a FAR of 0.57, so a variance of that requirement is not needed.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and the authorization is in harmony with the purpose and intent of this article (§14-204).

In addition, the Zoning Code requires review of these considerations, as appropriate:

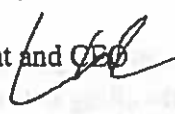
- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: April 6, 2017

SUBJECT: City Council Bill 17-0042
Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling
Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0042, *Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton Avenue*.

The proposed bill allows a conditional use necessary for the additional dwelling unit in the R-8 Zoning District and grants a variance from the zoning code requirements for off-street parking. BDC has no objection in this matter.

cc: Colin Talbert
Kyrion Banks



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HAHB
Acting Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MBR*

Date: May 15, 2017

Re: **City Council Bill 17-0042 - Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance –2304 North Fulton Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0042 for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue and granting a variance from certain off-street parking requirements.

If enacted, this bill would support the renovation of an existing structure into two dwelling units, one per floor, to encourage the reuse of the property. The property is located in the Parkwood-Woodbrook neighborhood which is in the 7th Council district.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0042.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

July 3, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0042: Zoning - Conditional Use Conversion of 1 Dwelling
Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2304 North Fulton
Avenue

Ladies and Gentlemen:

City Council Bill No. 17-0042 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0042 is to permit, subject to certain conditions,
the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the
property known as 2304 North Fulton Avenue, as outlined in red on the accompanying
plat; and granting a variance from certain off-street parking requirements.

The BMZA has reviewed the legislation and has no objection to approval to the passage
of Bill Number 17-0042.

Sincerely,

A handwritten signature in cursive script that reads "David C. Tanner".

David C. Tanner
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations
Legislative Reference

**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**

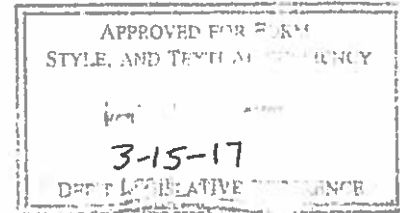
EXPLANATION: CAPITALS indicate matter added to existing law.
(Brackets] indicate matter deleted from existing law.

Council Bill 17-0042

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.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



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

A BILL ENTITLED

AN ORDINANCE concerning

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

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements.

By authority of

Article - Zoning
Section(s) 3-305(b), 14-102, 15-101, 15-214, 15-218, and 15-219
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and 14-102, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, 15-218, and 15-219, permission is granted for a variance from the requirements of the Zoning Code for off-street parking.

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

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

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

2304 N. Fulton Avenue
{Address}

1. Applicant's Contact Information:

Name: Andre Hackett
Mailing Address: 10006 Palatte Court
Clinton, MD 20735
Telephone Number: 240-593-7897
Email Address: andrehackett5@gmail.com

2. All Proposed Zoning Changes for the Property: From Single Family Dwelling
to 2 Unit Multi Family Dwelling

3. All Intended Uses of the Property: Rental

4. Current Owner's Contact Information:

Name: Andre Hackett
Mailing Address: 10006 Palatte Court
Clinton, MD 20735
Telephone Number: 240-593-7897
Email Address: andrehackett5@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on 01/14/2005 by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

- (a) There is _____ is not a contract contingent on the requested legislative authorization.
- (b) If there is a contract contingent on the requested legislative authorization:

- (i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

(ii) The purpose, nature, and effect of the contract are: _____

7. Agency:

(a) The applicant is _____ is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

AFFIDAVIT

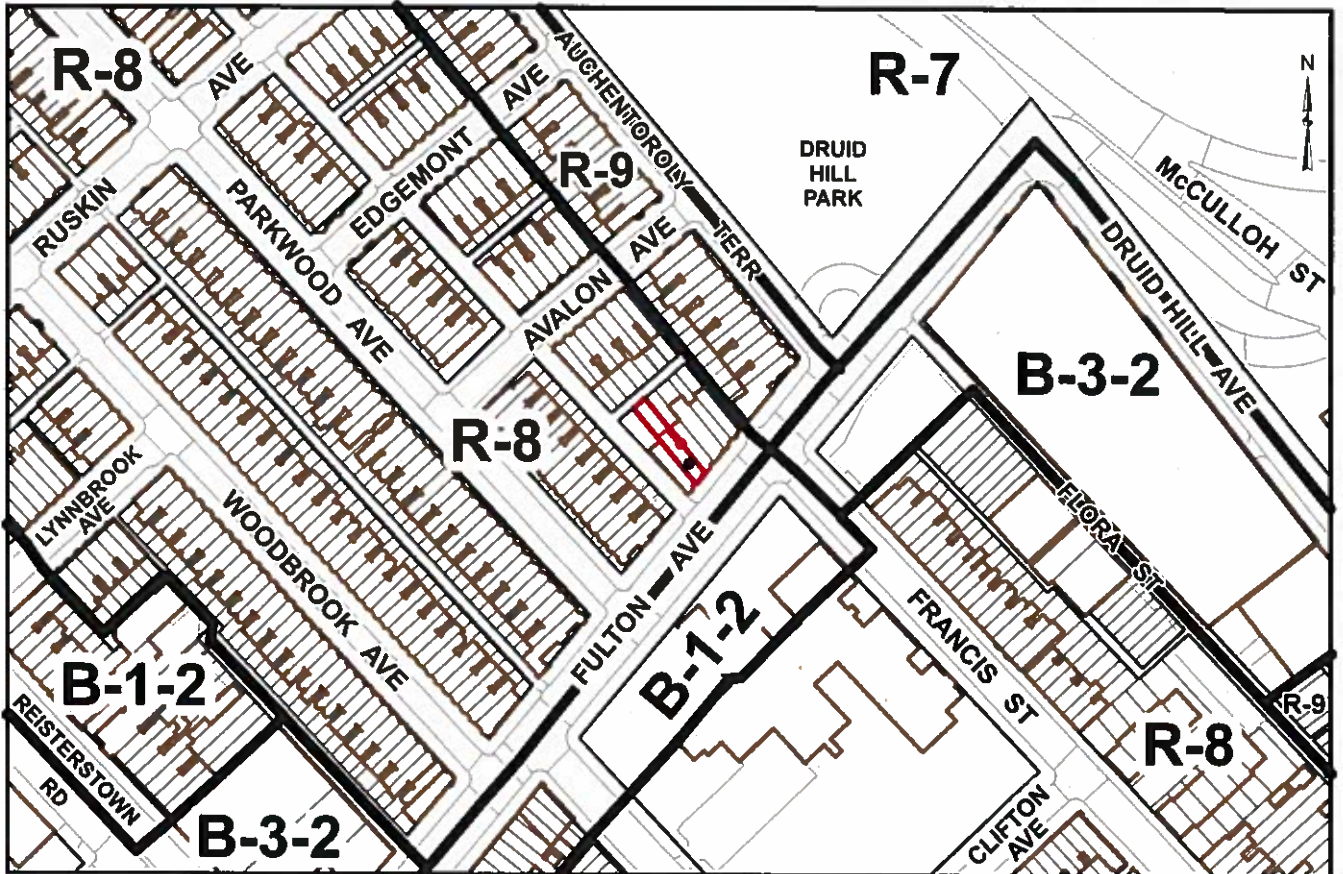
I, Andre Hackett, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



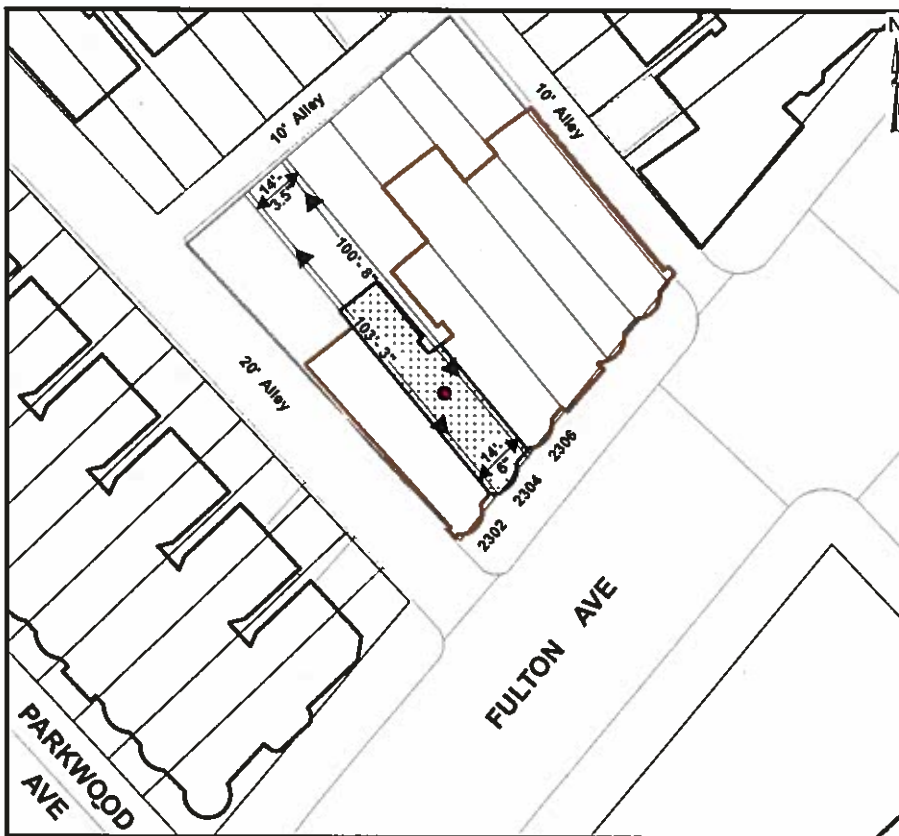
Applicant's signature

3/15/2017
Date

**SHEET NO. 34 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

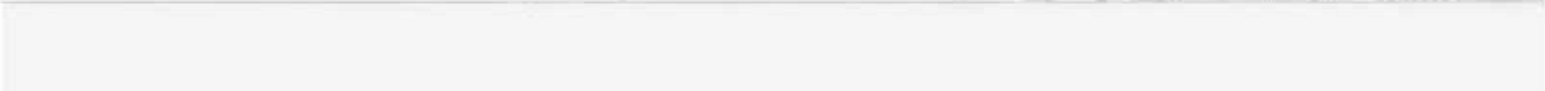
Note:

In Connection With The Property Known As No. 2304 NORTH FULTON STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 5
BLOCK 3229 LOT 5

MAYOR

PRESIDENT CITY COUNCIL



CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0042

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

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2017

AN ORDINANCE CONCERNING

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

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
5 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton
6 Avenue, as outlined in red on the accompanying plat; and granting a ~~variance~~ variances from
7 certain off-street parking and lot area size requirements.

8 BY authority of
9 Article - Zoning
10 Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-214, 15-218, and 15-219
11 Baltimore City Revised Code
12 (Edition 2000)

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17 14-102, subject to the condition that the building complies with all applicable federal, state, and
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
20 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, 15-218, and 15-219,
21 permission is granted for a variance from the requirements of the Zoning Code for off-street
22 parking.

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, 15-202(a), and 15-218,
25 permission is granted for a variance of 1.4% for lot area size.

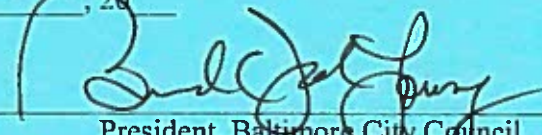
EXPLANATION: CAPITALS indicate matter added to existing law
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
Strike-out indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 17-0042

1 SECTION 3 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 4 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th
10 day after the date it is enacted.

Certified as duly passed this _____ day of SEP 11 2017



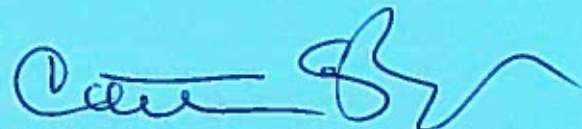
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of SEP 11 2017



Chief Clerk

Approved this _____ day of _____, 20____



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This _____ Day of _____

Chief Solicitor



ACTION BY THE CITY COUNCIL

MAR 20 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON July 12 _____ 20 17

COMMITTEE REPORT AS OF July 14 _____ 20 17

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward R. Gentry
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

JUL 17 2017

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ OCT 16 2017

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

[Signature]
President

[Signature]
Chief Clerk