


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0105		

TO The Honorable President and  
Members of the City Council  
c/o Natawna Austin  
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0105- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2428 Druid Hill Avenue For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

DOT supports this bill and respectfully requests a favorable report.

Respectfully,



Michelle Pourciau  
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

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

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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

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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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.

STATEMENT OF INTENT

FOR

2428 Druid Hill Ave. Balto, MD 21217  
{Address}

1. Applicant's Contact Information:

Name: Ellede T. Simmons  
Mailing Address: 2538 McCulloh St.  
Baltimore MD 21217  
Telephone Number: (410) 409-3267  
Email Address: freelights526@gmail.com

2. All Proposed Zoning Changes for the Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. All Intended Uses of the Property: 2 family dwelling unit  
\_\_\_\_\_  
\_\_\_\_\_

4. Current Owner's Contact Information:

Name: same as above  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

5. Property Acquisition:

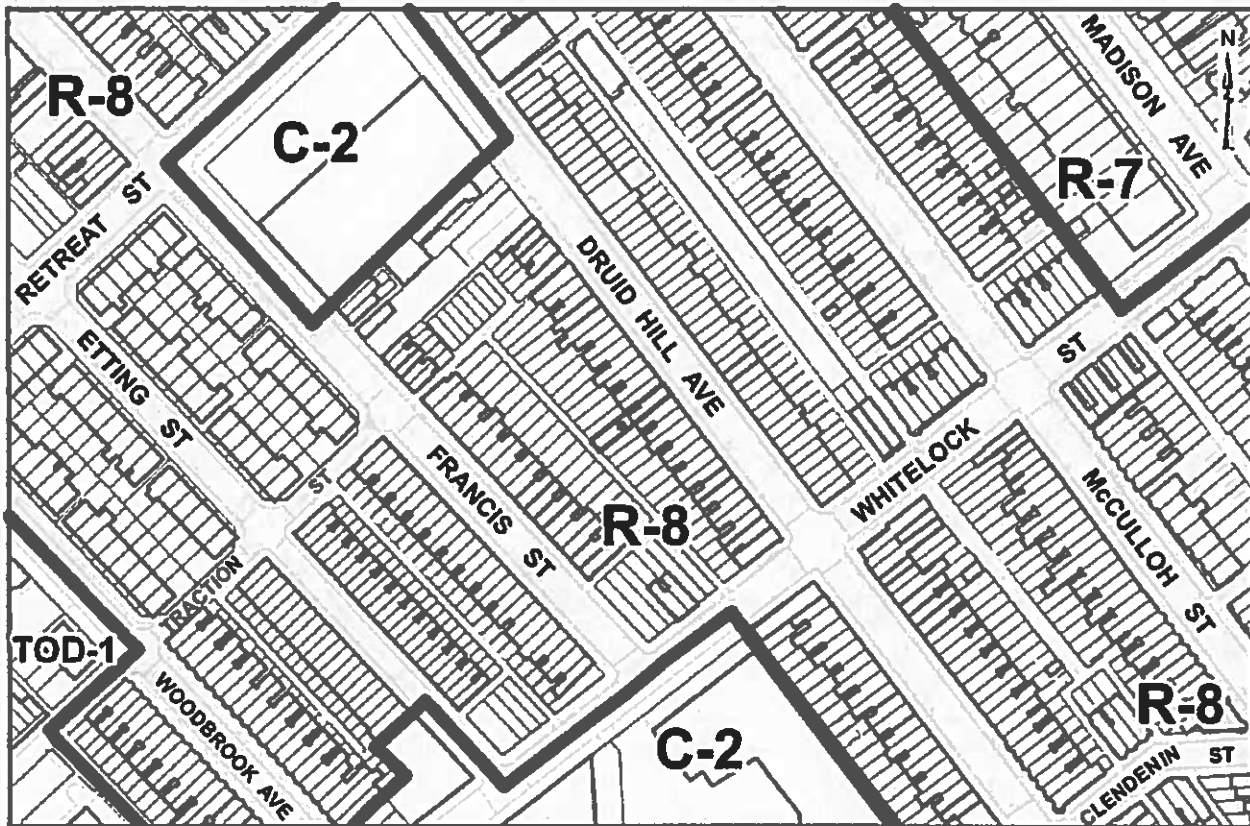
The property was acquired by the current owner on March 4, 2016 by deed recorded in the Land Records of Baltimore City in Liber 17966 Folio 254.

6. Contract Contingency:

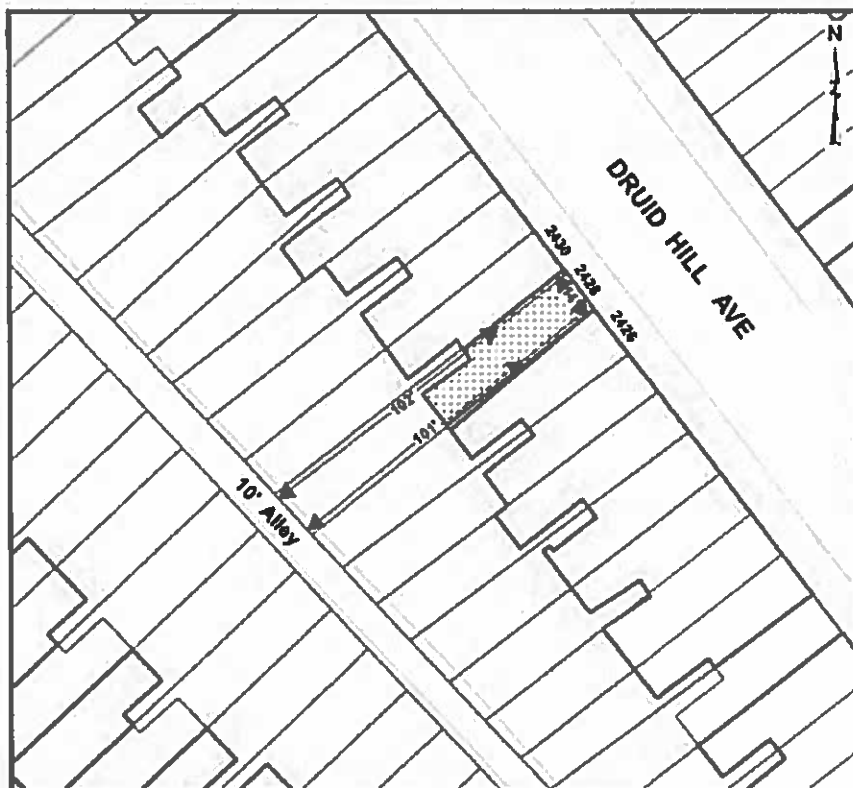
- (a) There is \_\_\_ is not X a contract contingent on the requested legislative authorization.
- (b) If there is a contract contingent on the requested legislative authorization:
  - (i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17-0105

**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2428 DRUID HILL AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13                      SECTION 7  
BLOCK 3413                      LOT 15

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL