


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 17-0114		

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 17-0114- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area 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 17-0114
(First Reader)**

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

Introduced and read first time: August 14, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2938 Huntingdon Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2938
7 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size, lot area coverage, off-street parking, and gross floor area
9 requirements.

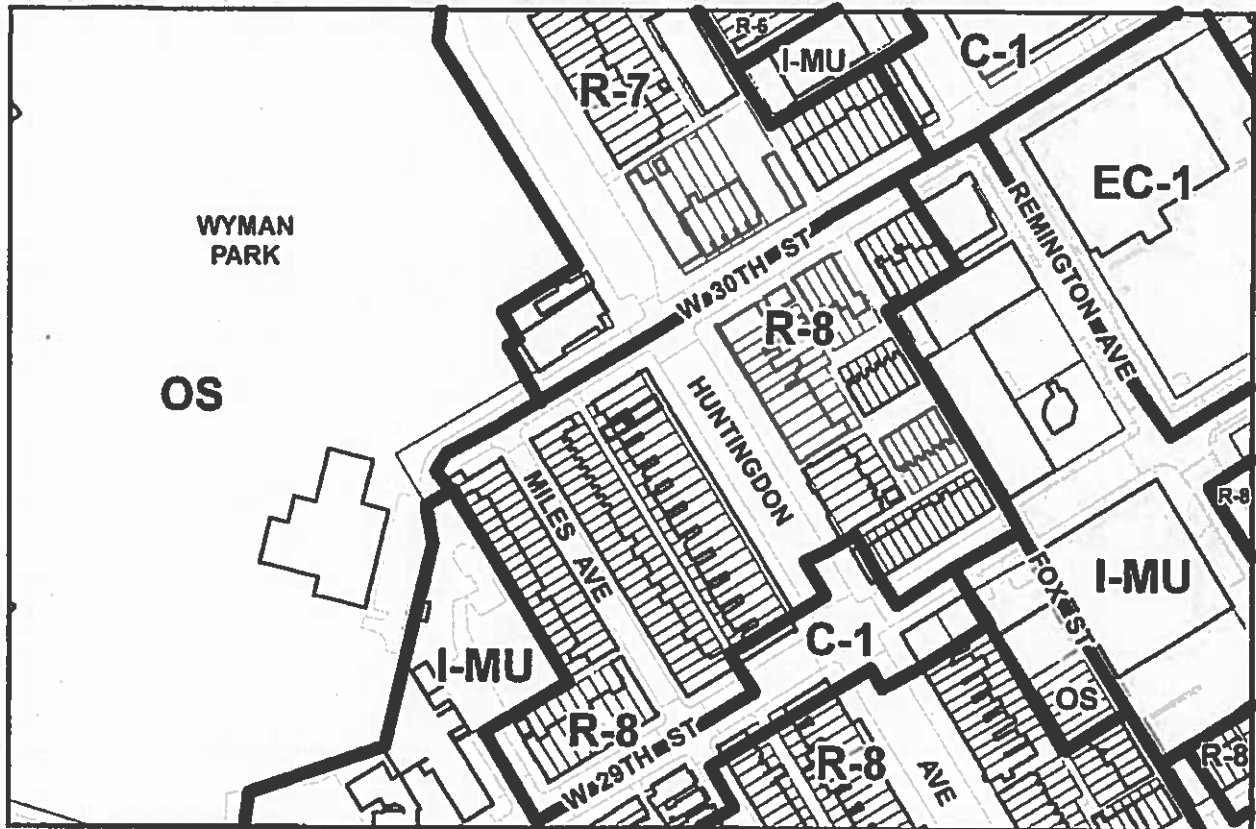
10 BY authority of
11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on
18 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
19 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
20 federal, state, and local licensing and certification requirements.

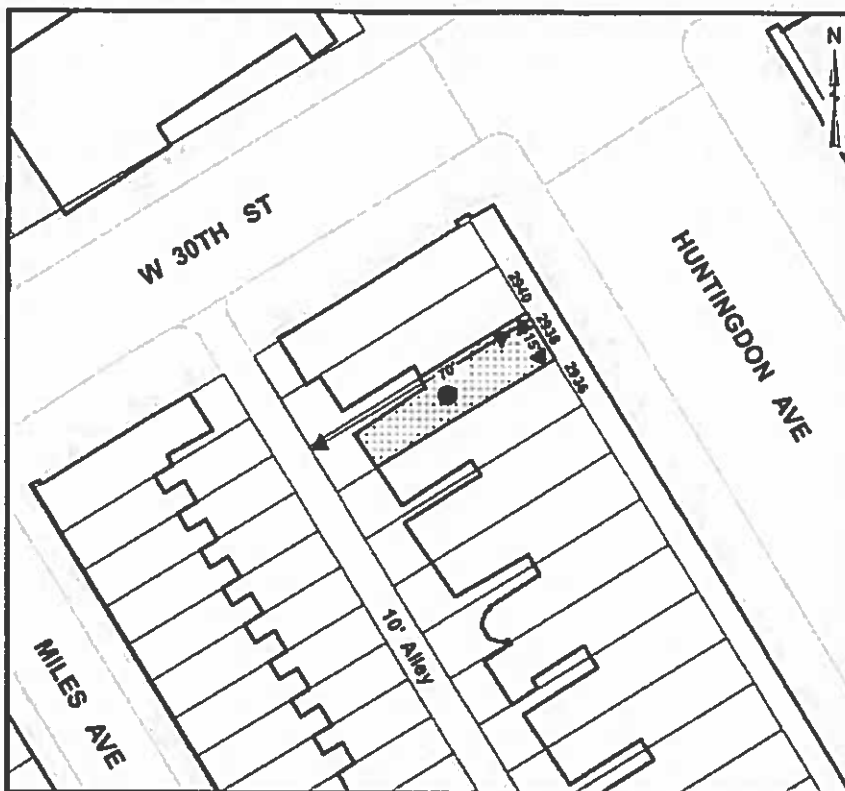
21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for
24 the district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

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

**SHEET NO. 35 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. 2938 HUNTINGDON 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 12 SECTION 2
BLOCK 3653 LOT 51

MAYOR

PRESIDENT CITY COUNCIL

114

STATEMENT OF INTENT

FOR

2938 Huntingdon Avenue, Baltimore, MD

{Address}

1. Applicant's Contact Information:

Name: Remington Fover, LLC
Mailing Address: PO BOX 4751, Baltimore, MD, 21211
Telephone Number: 703-489-3127
Email Address: 2938Huntingdon@gmail.com

2. All Proposed Zoning Changes for the Property: _____

3. All Intended Uses of the Property: conversion of 1 dwelling unit to 2 dwelling units

4. Current Owner's Contact Information:

Name: Remington Fover, LLC
Mailing Address: PO BOX 4751, Baltimore, MD, 21211
Telephone Number: 703-489-3127
Email Address: 2938Huntingdon@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on June 9, 2017 by deed recorded in the Land Records of Baltimore City in Liber 19264 Folio 179.

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}: _____

114