

**CITY OF BALTIMORE
COUNCIL BILL 18-0218
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Derrick Shaw and Trina Smiley
Address: P.O. Box 1162, Baltimore, Maryland 21203
Telephone: 410-294-5608

Introduced and read first time: April 16, 2018

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 **807 North Monroe Street**

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 807
7 North Monroe Street (Block 0084, Lot 046), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk, gross floor area, gross floor area per unit type, and off-
9 street parking regulations.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(b)(1)(ii),
13 9-703(c)(1), 9-703(f), 16-203, and 16-602 (Table 16-406)
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
18 the R-8 Zoning District on the property known as 807 North Monroe Street (Block 0084, Lot
19 046), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
20 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
21 with all applicable federal, state, and local licensing and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
23 201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
25 and Yard Regulations), as a lot area of 1,500 square feet is required for 2 dwelling units, and the
26 lot is only 1,050 square feet.

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

Council Bill 18-0218

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
2 201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(b)(1)(ii), as the existing dwelling is less than 1,500 square feet in gross
4 floor area.

5 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
6 201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
7 requirements of § 9-703(c)(1) for gross floor area per unit type, as both dwelling units would be
8 less that 750 square feet.

9 **SECTION 5. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
10 201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the off-street
11 parking requirements of § 9-703(f), 16-203, 16-602, and Table 16-406: Required Off-Street
12 Parking.

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

21 **SECTION 7. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
22 after the date it is enacted.