

CITY OF BALTIMORE
COUNCIL BILL 18-0256
(First Reader)

Introduced by: Councilmember Sneed, Presient Young

At the request of: Second Century Homes, LLC

Address: c/o Herbert Burgunder, III, Esquire, 901 Dulaney Valley Road, Suite 500, Towson,
Maryland 21204

Telephone: 410-664-6500

Introduced and read first time: June 4, 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 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1747 East Lombard Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1747
7 East Lombard Street, as outlined in red on the accompanying plat; and granting variances
8 from certain bulk regulations (lot area size), 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, 9-401 (Table 9-401), 9-701(2), 9-703(c) and (f), 16-203,
13 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 3 dwelling units in
18 the R-8 Zoning District on the property known as 1747 East Lombard Street, as outlined in red
19 on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
20 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
21 federal, state, and local licensing and certification requirements.

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

Council Bill 18-0256

1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
4 ad Yard Regulations), as a lot area of 2,250 square feet is required for 3 dwelling units and the lot
5 is only 1,600 square feet.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
7 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
8 requirements of § 9-703(c) for gross floor area per unit type, as each of the 3 units would be less
9 than 750 square feet, which is the required gross floor area for a 1-bedroom unit.

10 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
11 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
12 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District
13 (Table 16-406).

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

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