

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 18-0218

Introduced by: Councilmember Bullock
At the request of: Derrick Shaw and Trina Smiley
Address: P.O. Box 1162, Baltimore, Maryland 21203
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Introduced and read first time: April 16, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: August 6, 2018

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variances –
807 North Monroe Street**

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

BY authority of

Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(b)(1)(ii),
9-703(c)(1), 9-703(f), 16-203, and 16-602 (Table 16-406)
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 a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 807 North Monroe Street (Block 0084, Lot 046), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), 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 §§ 5-201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as a lot area of 1,500 square feet is required for 2 dwelling units, and the lot is only 1,050 square feet.

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.

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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.

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

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City