

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 18-0257

Introduced by: Councilmember Stokes, President Young
At the request of: Station Arts Apartments, LLC
Address: c/o AB Associates, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland 21202
Telephone: 410-547-6900
Introduced and read first time: June 4, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 29, 2018

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
4 3 Dwelling Units in the R-8 Zoning District – Variances –
310 East Lanvale Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 3 dwelling units in the R-8 Zoning District on the property known as 310 East Lanvale Street (Block 1103, Lot 050), as outlined in red on the accompanying plat; and granting variances from certain bulk and yard, gross floor area per unit type, and off-street parking requirements.

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), 9-703(c), 9-703(d), 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 4 3 dwelling units in the R-8 Zoning District on the property known as 310 East Lanvale Street (Block 1103, Lot 050), 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), 5-305(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 there is a lack of required lot area size.

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), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 gross floor area requirements of § 9-703(b) and § 9-703(c), as there is a lack of gross floor area
4 per dwelling unit.

5 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
6 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from
7 the off-street parking requirements of §§ 9-703(f), 16-203, 16-602, and Table 16-406: Required
8 Off-Street Parking.

9 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
10 accompanying plat and in order to give notice to the agencies that administer the City Zoning
11 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
12 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
13 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
14 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
15 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
16 the Zoning Administrator.

17 **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
18 day 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