

**CITY OF BALTIMORE
COUNCIL BILL 19-0416
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Kevin Jean-Pierre
Address: 10660 Green Mountain Circle, Columbia, Maryland 21044
Telephone: 240-205-1916
Introduced and read first time: July 22, 2019
Assigned to: Land Use 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 **2005 West Baltimore 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 2005
7 West Baltimore Street (Block 0206, Lot 043), as outlined in red on the accompanying plat;
8 and granting variances from certain bulk (lot area) and off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f)
12 16-203, and 16-602 (Table 16-406)
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 3 dwelling units in
17 the R-8 Zoning District on the property known as 2005 West Baltimore Street (Block 0206, Lot
18 043), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
19 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
20 with all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
24 and Yard Regulations) for the lack of the required lot area size.

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

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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 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-
4 Street Parking.

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

13 **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
14 after the date it is enacted.