

**CITY OF BALTIMORE
COUNCIL BILL 19-0417
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Mr. Mu Sok Lee
Address: 11420 Edmonston Road, Beltsville, Maryland 20705
Telephone: 1-240-441-4401
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 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1410 West Saratoga 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 1410
7 West Saratoga Street (Block 0152, Lot 056), as outlined in red on the accompanying plat; and
8 granting variances from certain gross floor area, gross floor area per unit type, and off-street
9 parking regulations.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(b), 9-703(c), 9-703(f), 16-203, and
13 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 1410 West Saratoga Street (Block 0152, Lot
19 056), 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), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of 9-703(b), as the existing dwelling is less than 1,500 square feet in gross floor
25 area.

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 requirements of 9-703(c), as the units would contain approximately 700 square feet of gross floor
4 area, respectively, which is less than the required 750 square feet per unit type required for a 1-
5 bedroom unit.

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

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

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