

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0416

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

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: December 2, 2019

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
3 Dwelling Units in the R-8 Zoning District – Variances –
2005 West Baltimore Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2005 West Baltimore Street (Block 0206, Lot 043), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk (lot area)₂ and off-street parking ~~regulations~~ 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(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 3 dwelling units in the R-8 Zoning District on the property known as 2005 West Baltimore Street (Block 0206, Lot 043), 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 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the

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 requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are required for
2 each 1-bedroom unit. The existing structure contains approximately 1,500 square feet on its 2
3 lower levels, thus meeting the requirement for the lower 2 dwelling units to be created, but the
4 top floor, being shorter in depth, has only approximately 500 square feet of floor area.

5 **SECTION 2 3. 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 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts -
8 Bulk and Yard Regulations) for the lack of the required lot area size.

9 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
10 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from
11 the off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required
12 Off-Street Parking.

13 **SECTION 4 5. 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 5 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
22 day after the date it is enacted.

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

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City