

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0417

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

Committee Report: Favorable
Council action: Adopted
Read second time: June 22, 2020

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variances –
1410 West Saratoga 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 1410 West Saratoga Street (Block 0152, Lot 056), as outlined in red on the accompanying plat; and granting variances from certain 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, 9-701(2), 9-703(b), 9-703(c), 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 1410 West Saratoga Street (Block 0152, Lot 056), 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 9-703(b), as the existing dwelling is less than 1,500 square feet in gross floor area.

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 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.

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