

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 20-0560**

---

Introduced by: Councilmember Pinkett  
At the request of: Piston River Success Fund, LLC  
Address: c/o Andrew Hinton, 9253 Pigeonwing Place, Columbia, Maryland 21045  
Telephone: 267-269-0128  
Introduced and read first time: July 6, 2020  
Assigned to: Land Use Committee

---

Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: September 21, 202

---

**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
4 Dwelling Units in the R-7 Zoning District – Variances –  
2437 Madison Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and<sub>2</sub> 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), ~~and 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 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 4 dwelling units, in the R-7 Zoning District, is 3,850 square feet, and the existing lot area is 3,000 square feet.

**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.

**Council Bill 20-0560**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-  
3 703(c) for gross floor area per unit type. In the R-7 Zoning District, a gross floor area of 750  
4 square feet is required for a one-bedroom unit, and 1,000 square feet is required for a two  
5 bedroom unit. A one-bedroom unit of approximately 398 square feet is proposed, and three two-  
6 bedroom units, each of which will be less than 1,000 square feet, are proposed.

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

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

19       **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
20 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