



Legislation Details (With Text)

File #: 16-0632 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2240 East Baltimore Street

Type: Ordinance **Status:** Failed - End of Term

File created: 3/7/2016 **In control:** Land Use and Transportation Committee

On agenda: **Final action:** 12/5/2016

Enactment date: **Enactment #:**

Title: Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2240 East Baltimore Street
FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2240 East Baltimore Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and floor area ratio requirements.

Sponsors: Warren Branch

Indexes: Conditional Use, Conversion, Zoning

Code sections:

Attachments: 1. Statement of Intent 16-0632, 2. Plat 16-0632, 3. 16-0632~1st Reader, 4. Fire 16-0632, 5. BDC 16-0632, 6. Planning 16-0632, 7. HCD 16-0632, 8. DOT 16-0632, 9. City Solicitor 16-0632, 10. Parking 16-0632, 11. BMZA 16-0632

Date	Ver.	Action By	Action	Result
5/10/2016	0	Land Use and Transportation Committee	Sign Posting	
5/10/2016	0	Land Use and Transportation Committee	Advertising	
5/2/2016	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
3/10/2016	0	The City Council	Refer to Parking Authority Board	
3/10/2016	0	The City Council	Refer to Dept. of Transportation	
3/10/2016	0	The City Council	Refer to Fire Department	
3/10/2016	0	The City Council	Refer to Baltimore Development Corporation	
3/10/2016	0	The City Council	Refer to Housing and Community Development	
3/10/2016	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
3/10/2016	0	The City Council	Refer to Planning Commission	
3/10/2016	0	The City Council	Refer to City Solicitor	
3/7/2016	0	City Council	Assigned	
3/7/2016	0	City Council	Introduced	

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Branch

At the request of: Thomas G. Stewart

Address: c/o Al Barry, AB Associates, 201 East Baltimore Street, #1150, Baltimore, Maryland
21202

Telephone: 410-547-6900

A BILL ENTITLED

AN ORDINANCE concerning

Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2240 East Baltimore Street

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2240 East Baltimore Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and floor area ratio requirements.

BY authority of

Article - Zoning

Section(s) 3-305(b), 14-102, 15-101, 15-202(a) and (b), 15-204, 15-214, 15-218, and
15-219

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 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2240 East Baltimore Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code ♦♦ 3-305(b) and 14-102, 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 Title 15 of the Zoning Code of Baltimore City, specifically by ♦♦ 15-101, 15-202(a), and 15-218, permission is granted for a variance of 13% for lot area size.

SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by ♦♦ 15-101, 15-202(b), and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for lot area coverage.

SECTION 4. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by ♦♦ 15-101, 15-214, 15-218, and 15-219, permission is granted for a variance from the requirements of the Zoning Code of Baltimore City for off-street parking.

SECTION 5. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for floor area ratio.

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

SECTION 7. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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