



Legislation Details (With Text)

File #: 18-0256 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1747 East Lombard Street

Type: Ordinance **Status:** Enacted

File created: 6/4/2018 **In control:** Mayor

On agenda: **Final action:** 12/3/2018

Enactment date: **Enactment #:** 18-199

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1747 East Lombard 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 1747 East Lombard Street, as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), off-street parking, and gross floor area requirements.

Sponsors: Shannon Sneed, President Young

Indexes: Conditional Use, Conversion, Dwellings, Variances, Zoning

Code sections:

Attachments: 1. Plat 18-0256, 2. Statement of Intent 18-0256, 3. 18-0256~1st Reader, 4. Fire 18-0256, 5. DOT 18-0256, 6. Planning 18-0256, 7. Parking 18-0256, 8. HCD 18-0256, 9. BDC 18-0256, 10. BMZA 18-0256, 11. Law 18-0256, 12. 2nd Reader Amendments 18-0256, 13. 18-0256~3rd Reader, 14. Completed File_18-0256

Date	Ver.	Action By	Action	Result
12/3/2018	0	City Council	Enacted with no signature from Mayor (passage of 3 council meetings)	
10/29/2018	0	City Council	Approved and Sent to the Mayor	
10/15/2018	0	City Council	3rd Reader, for final passage	
10/15/2018	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
9/26/2018	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
8/31/2018	0	Land Use and Transportation Committee	Sign Posting	
8/6/2018	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
6/7/2018	0	The City Council	Refer to Dept. of Transportation	
6/7/2018	0	The City Council	Refer to Parking Authority Board	
6/7/2018	0	The City Council	Refer to Baltimore Development Corporation	
6/7/2018	0	The City Council	Refer to Fire Department	
6/7/2018	0	The City Council	Refer to Planning Commission	
6/7/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
6/7/2018	0	The City Council	Refer to City Solicitor	

6/7/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals
6/4/2018	0	City Council	Assigned
6/4/2018	0	City Council	Introduced

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*
City of Baltimore
Council Bill

Introduced by: Councilmember Sneed

At the request of: Second Century Homes, LLC

Address: c/o Herbert Burgunder, III, Esquire, 901 Dulaney Valley Road, Suite 500, Towson,
Maryland 21204

Telephone: 410-664-6500

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1747 East Lombard 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 1747 East Lombard Street, as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), off-street parking, and gross floor area 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) and (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 1747 East Lombard Street, 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 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as a lot area of 2,250 square feet is required for 3 dwelling units and the lot is only 1,600 square feet.

Section 3. 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 requirements of § 9-703(c) for gross floor area per unit type, as each of the 3 units would be less than 750 square feet, which is the required gross floor area for a 1-bedroom unit.

Section 4. 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 requirements of §§ 9-703(f), 16-203, and 16-

602: Off-street parking in the R-8 Zoning District (Table 16-406).

Section 5. 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 6. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.