



Legislation Details (With Text)

File #: 23-0469 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue

Type: Ordinance **Status:** Enacted

File created: 12/4/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 10/18/2024

Enactment date: **Enactment #:** 24-398

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue
 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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

Sponsors: John Bullock

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments: 1. 1014 Edmondson Ave - Community Letter of Support, 2. 1014 Edmondson Ave - Plat, 3. 1014 Edmondson Ave - Zoning Administrator Memo, 4. 1014 Edmondson Ave - Zoning Statement of Intent, 5. 23-0469~1st Reader, 6. BMZA 23-0469, 7. BDC 23-0469, 8. BCFD 23 - 0469, 9. PABC 23-0469, 10. 23-0469 - Planning, 11. Certificate of Posting 23-0469, 12. 23-0469 Law, 13. DHCD 23-0469, 14. DOT 23-0469, 15. 23-0469 Voting Record, 16. Hearing Notes 23--0469 ECD, 17. 23-0469 - Hearing Packet, 18. Findings of Fact_23-0469_CU VAR, 19. 23-0469~3rd Reader, 20. Plat 23-0469, 21. 23-0469 Signed, 22. Plat 23-0469 Signed, 23. Completed Ordinance 23-0469 - 24-398

Date	Ver.	Action By	Action	Result
10/21/2024	0	Mayor	Signed by Mayor	
10/7/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
9/30/2024	0	Economic and Community Development	Recommended Favorably	
9/30/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
9/24/2024	0	Economic and Community Development	Recommended Favorably	Pass
9/3/2024	0	Economic and Community Development	Sign Posting	
8/26/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/7/2023	0	Baltimore City Council	Refer to Fire Department	
12/7/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
12/7/2023	0	Baltimore City Council	Refer to Parking Authority	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Transportation	

12/7/2023	0	Baltimore City Council	Refer to City Solicitor
12/7/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
12/7/2023	0	Baltimore City Council	Refer to Planning Commission
12/4/2023	0	Baltimore City Council	Assigned
12/4/2023	0	Baltimore 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 Bullock
At the request of: AMG Investing LLC; Althea Granger
Address: 16308 Tortola Drive, Accokeek, Maryland 20607
Telephone: (301) 659-5530

A Bill Entitled

An Ordinance concerning
Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

By authority of

Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)
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 1014 Edmondson Avenue (Block 0115, 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) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500 square feet, and the lot area size is 1,360 square feet, thus requiring a variance of 9%.

Section 3. 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 3. And be it further ordained, That this Ordinance takes effect on the date it is enacted.