



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: In Committee
File created: 12/4/2023 In control: Economic and Community Development
On agenda: Final action:
Enactment date: Enactment #:
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
Sponsors: John T. 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

Table with 5 columns: Date, Ver., Action By, Action, Result. It lists various council actions and referrals from 12/4/2023 to 12/7/2023.

* 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.