



Legislation Details (With Text)

File #: 16-0656 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of 2 Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 844 North Carey Street

Type: Ordinance **Status:** Enacted

File created: 4/18/2016 **In control:** City Council

On agenda: **Final action:** 9/19/2016

Enactment date: **Enactment #:** 16-527

Title: Zoning - Conditional Use Conversion of 2 Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 844 North Carey Street
FOR the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to 3 dwelling units in the R-8 Zoning District on the property known as 844 North Carey Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, off-street parking, and floor area ratio requirements.

Sponsors: William "Pete" Welch

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 16-0656, 2. Plat 16-0656, 3. 16-0656~1st Reader, 4. Planning 16-0656, 5. BDC 16-0656, 6. Fire 16-0656, 7. Parking 16-0656, 8. City Solicitor 16-0656, 9. HCD 16-0656, 10. BMZA 16-0656, 11. DOT 16-0656, 12. 16-0656~3rd Reader

Date	Ver.	Action By	Action	Result
10/24/2016	0	Mayor	Signed by Mayor	
9/12/2016	0	City Council	Approved and Sent to the Mayor	
8/15/2016	0	City Council	3rd Reader, for final passage	
8/8/2016	0	City Council	3rd Reader, to be held one meeting	
8/8/2016	0	Land Use & Transportation Committee	Recommended Favorably	
7/20/2016	0	Land Use & Transportation Committee	Recommended Favorably	Pass
7/5/2016	0	Land Use & Transportation Committee	Advertising	
7/5/2016	0	Land Use & Transportation Committee	Sign Posting	
6/20/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
6/7/2016	0	Land Use & Transportation Committee	Advertised at Introduction	
4/21/2016	0	The City Council	Refer to Baltimore Development Corporation	
4/21/2016	0	The City Council	Refer to Parking Authority	
4/21/2016	0	The City Council	Refer to Dept. of Transportation	
4/21/2016	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
4/21/2016	0	The City Council	Refer to Planning Commission	

4/21/2016	0	The City Council	Refer to Dept. of Housing and Community Development
4/21/2016	0	The City Council	Refer to Fire Department
4/21/2016	0	The City Council	Refer to City Solicitor
4/18/2016	0	City Council	Assigned
4/18/2016	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 Welch
At the request of: Rodney Hasan
Address: 844 North Carey Street, Baltimore, Maryland 21217
Telephone: 443-839-3803
Email: rodneyhull53@gmail.com

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conditional Use Conversion of 2 Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 844 North Carey Street
FOR the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to 3 dwelling units in the R-8 Zoning District on the property known as 844 North Carey Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, 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), 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 2 dwelling units to 3 dwelling units in the R-8 Zoning District on the property known as 844 North Carey 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 23.1% 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, 15-214, 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 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, 15-204, and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for floor area size.

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.

dlr16-1447~intro/13Apr16
concluse/conversion/nbr

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