



## Legislation Details (With Text)

**File #:** 18-0239      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 West Pratt Street

**Type:** Ordinance      **Status:** Enacted

**File created:** 5/14/2018      **In control:** Mayor

**On agenda:**      **Final action:** 10/29/2018

**Enactment date:**      **Enactment #:** 18-178

**Title:** Zoning - Conditional Use Conversion of a Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 West Pratt Street  
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 1613 West Pratt Street (Block 0262, Lot 007), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size) and off-street parking requirements.

**Sponsors:** John Bullock

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

**Code sections:**

**Attachments:** 1. Statement of Intent 18-0239, 2. Plat 18-0239, 3. 18-0239~1st Reader, 4. Fire 18-0239, 5. Parking 18-0239, 6. BDC 18-0239, 7. BMZA 18-0239, 8. Law 18-0239, 9. Planning Department 18-0239, 10. DOT 18-0239, 11. HCD 18-0239, 12. 18-0239~3rd Reader, 13. Completed File\_18-0239

Date	Ver.	Action By	Action	Result
10/29/2018	0	City Council	Enacted with no signature from Mayor (passage of 3 council meetings)	
8/6/2018	0	City Council	Approved and Sent to the Mayor	
8/6/2018	0	City Council	3rd Reader, for final passage	
8/6/2018	0	Land Use & Transportation Committee	Recommended Favorably	
8/1/2018	0	Land Use & Transportation Committee	Recommended Favorably	Pass
7/7/2018	0	Land Use & Transportation Committee	Sign Posting	
6/25/2018	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
5/17/2018	0	The City Council	Refer to Dept. of Planning	
5/17/2018	0	The City Council	Refer to Parking Authority	
5/17/2018	0	The City Council	Refer to Dept. of Transportation	
5/17/2018	0	The City Council	Refer to Planning Commission	
5/17/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
5/17/2018	0	The City Council	Refer to Fire Department	
5/17/2018	0	The City Council	Refer to Baltimore Development Corporation	
5/17/2018	0	The City Council	Refer to City Solicitor	

5/17/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals
5/14/2018	0	City Council	Assigned
5/14/2018	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 Bullock  
At the request of: Priscilla Oldham  
Address: 5 Holly Branch Court, Glen Arm, Maryland 21057  
Telephone: 410-480-0805

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 - 1613 West Pratt Street**

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 1613 West Pratt Street (Block 0262, Lot 007), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size) and off-street parking 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(d), 9-703(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 2 dwelling units in the R-8 Zoning District on the property known as 1613 West Pratt Street (Block 0262, Lot 007), 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 §§ 5-201(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 1,500 square feet is required for 2 dwelling units, and the lot is only 1,020 square feet.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the off-street parking requirements of §§ 9-703 (f), 16-203, 16-602, and Table 16-406: Required Off-Street Parking.

**Section 4. 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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.