



Legislation Details (With Text)

File #: 24-0514 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District - Variances - 3040 Barclay Street

Type: Ordinance **Status:** Enacted

File created: 4/8/2024 **In control:** Baltimore City Council

On agenda: **Final action:** 9/9/2024

Enactment date: **Enactment #:** 24-364

Title: Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District - Variances - 3040 Barclay Street
 For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

Sponsors: Odette Ramos

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. 3040 Barclay St - Community Letter of Support, 2. 3040 Barclay St - Plat, 3. 3040 Barclay St - Zoning Administrator Memo, 4. 3040 Barclay Street - Zoning Statement of Intent, 5. 24-0514~1st Reader, 6. 24-0514 - Planning Commission, 7. Law - 24-0514, 8. BMZA 24-0514, 9. DOT 24-0514, 10. BCFD 24-0514, 11. BDC 24-0514, 12. PABC 24-0514, 13. Certificate of Posting 24-0514, 14. DHCD 24-0514 (1), 15. cc24-0514(1)~1st (Ramos - Floor), 16. cc24-0514(1)~1st (Law), 17. Hearing Packet 24-0514 - Conditional Use 3040 Barclay, 18. Voting Record 24-0514 CU 3040 Barclay Street, 19. Hearing Notes - 24-0514 CU 3040 Barclay Street, 20. Findings of Fact_24-0514_CU VAR, 21. 2nd Reader Amendments 24-0514(1)~1st (ECD), 22. 2nd Reader Floor Amendments 24-0514(1)~1st (Ramos - Floor), 23. 24-0514~3rd Reader, 24. CP Signed 24-0514~3rd Reader, 25. CP Signed Plat 24-0514, 26. 24-0514 Signed, 27. Plat 24-0514 Signed, 28. Completed Ordinance 24-0514 24-365

Date	Ver.	Action By	Action	Result
9/16/2024	0	Mayor	Signed by Mayor	
8/26/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
7/22/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
7/22/2024	0	Economic and Community Development	Recommended Favorably with Amendment	
7/2/2024	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
6/11/2024	0	Economic and Community Development	Sign Posting	
5/30/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
4/11/2024	0	Baltimore City Council	Refer to Parking Authority	
4/11/2024	0	Baltimore City Council	Refer to City Solicitor	
4/11/2024	0	Baltimore City Council	Refer to Planning Commission	
4/11/2024	0	Baltimore City Council	Refer to Dept. of Transportation	

4/11/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
4/11/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation
4/11/2024	0	Baltimore City Council	Refer to Fire Department
4/11/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
4/8/2024	0	Baltimore City Council	Assigned
4/8/2024	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 Ramos

At the request of: Sindbad Fennimore

Address:

302 E. 31st Street

Baltimore, Maryland 21218

Telephone: (202) 425-0933

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District - Variances - 3040 Barclay Street

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; 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), 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 certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the properties known as 3040 Barclay Street (Block 357A8, Lot 033), 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 buildings comply 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-7 Zoning District, is 2,200 square feet, and the lot area size is approximately 1,406 square feet, thus requiring a variance of 36.09%.

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(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for 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 date it is enacted.