



Legislation Details (With Text)

**File #:** 13-0272      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family Dwelling Unit in the R-7 R-8 Zoning District - Variances - 1209 North Rose Street

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

**File created:** 10/7/2013      **In control:** City Council

**On agenda:**      **Final action:** 3/16/2015

**Enactment date:**      **Enactment #:** 15-339

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family Dwelling Unit in the R-7 R-8 Zoning District - Variances - 1209 North Rose Street  
 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 23-family dwelling unit in the R-7 R-8 Zoning District on the property known as 1209 North Rose Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, yard, floor area ratio, and certain off-street parking requirements.

**Sponsors:** Warren Branch

**Indexes:** Conversion, Dwellings, Variances, Zoning

**Code sections:**

**Attachments:** 1. Plat - 13-0272.pdf, 2. 13-0272 - 1st Reader.pdf, 3. Fire - 13-0272.pdf, 4. BDC - 13-0272.pdf, 5. Planning - 13-0272.pdf, 6. Parking Authority - 13-0272.pdf, 7. Law - 13-0272.pdf, 8. HCD - 13-0272.pdf, 9. Transportation - 13-0272.pdf, 10. 2nd Report City Solicitor 13-0272.pdf, 11. BMZA 13-0272, 12. 13-0272~3rd Reader

Date	Ver.	Action By	Action	Result
3/13/2015	0	Mayor	Signed by Mayor	
3/9/2015	0	City Council	Approved and Sent to the Mayor	
3/2/2015	0	City Council	Advanced to 3rd Reader, for Final Passage	
2/23/2015	0	City Council	Advanced to 3rd Reader, for Final Passage	
2/23/2015	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
2/3/2015	0	Land Use and Transportation Committee	Advertising	
1/30/2015	0	Land Use and Transportation Committee	Sign Posting	
1/26/2015	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
1/28/2014	0	Land Use and Transportation Committee	Sign Posting	
1/17/2014	0	Land Use and Transportation Committee	Advertising	
12/5/2013	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
11/25/2013	0	Land Use and Transportation Committee	Advertised at Introduction	
10/10/2013	0	The City Council	Referred for a Report	

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10/10/2013	0	The City Council	Referred for a Report
10/10/2013	0	The City Council	Referred for a Report
10/7/2013	0	City Council	Assigned
10/7/2013	0	City Council	Introduced

**City of Baltimore  
Ordinance  
Council Bill 13-0272**

Introduced by: Councilmember Branch

At the request of: Family Recovery Program, Inc.

Address: c/o Jocelyn Gainers, 239 North Gay Street, Baltimore, Maryland 21202

Telephone: 443-692-0090

Introduced and read first time: October 7, 2013

Assigned to: Land Use and Transportation Committee

Committee

Report: Favorable with amendments

Council action: Adopted

Read second time: February 23, 2015

**An Ordinance Concerning**

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family Dwelling Unit in the ~~R-7~~ R-8 Zoning District - Variances - 1209 North Rose Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 23-family dwelling unit in the ~~R-7~~ R-8 Zoning District on the property known as 1209 North Rose Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, ~~yard, floor area ratio,~~ and certain off-street parking requirements.

By authority of

Article - Zoning

Section(s) ~~3-305(b)(3), 14-102, 15-101, 15-202, ~~15-203, 15-204,~~ 15-208, 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 a single-family dwelling unit to 23-family dwelling unit on the property known as 1209 North Rose Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ ~~3-305(b)(3)~~ 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, 15-218, and 15-219, the City Council grants a

variance from the lot area requirements of ~~25,300~~ 17,250 square feet to permit a minimum lot area of 15,678 square feet (variance from the requirements of § ~~4-1006(a)~~ 4-1106(a) of the Zoning Code of Baltimore City).

~~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, 15-203, 15-218, and 15-219~~, the City Council grants a variance from the front yard requirement of 20 feet to 2 feet and a variance from the interior side yard requirement of 15 feet to 0 feet (variance from the requirements of § ~~4-1007(a)~~ of the Zoning Code of Baltimore City).

~~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, 15-218, and 15-219~~, the City Council grants a variance from the Floor Area Ratio of 1.2 to 1.9 (variance from the requirements of § ~~4-1008(a)~~ of the Zoning Code of Baltimore City).

~~Section 5 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, 15-208, 15-218, and 15-219~~, the City Council grants a variance from the requirement of 23 vehicle parking spaces (22 parking spaces required after the bicycle parking offset) to 7 vehicle parking spaces (variance from the requirements of § ~~10-405~~ of the Zoning Code of Baltimore City).

~~Section 6 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, 15-214, 15-208, 15-218, and 15-219~~, the City Council grants a variance to permit access to the off-street parking from an alley that is less than the required 15 feet in width (variance from the requirements of § ~~10-306(a)(2)~~ of the Zoning Code of Baltimore City).

~~Section 7 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 8 6. And be it further ordained~~, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
City Council President, Baltimore

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City