



## Legislation Details (With Text)

**File #:** 20-0611      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive

**Type:** Ordinance      **Status:** Failed

**File created:** 9/21/2020      **In control:** Mayor

**On agenda:**      **Final action:** 12/7/2020

**Enactment date:**      **Enactment #:**

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive  
 For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

**Sponsors:** Bill Henry

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. 021Plat 20-0611, 2. Statement of Intent 20-0611, 3. 20-0611~1st Reader, 4. Planning 20-0611, 5. Law 20-0611, 6. BMZA 20-0611, 7. BDC 20-0611, 8. HCD 20-0611, 9. PABC 20-0611, 10. Sign Certification Form 20-0611, 11. Fire 20-0611, 12. DOT 20-0611, 13. Bill Synopsis 20-0611, 14. Hearing Agenda 20-0611, 15. Hearing Minutes 20-0611, 16. Hearing Notes 20-0611, 17. Findings of Fact\_20-0611\_CU VAR, 18. 20-0611~3rd Reader

Date	Ver.	Action By	Action	Result
12/7/2020	0	City Council	Advanced to 3rd Reader on same day	
12/7/2020	0	City Council	Approved and Sent to the Mayor	
12/7/2020	0	Land Use Committee	Recommended Favorably	
12/7/2020	0	City Council	Failed	
12/2/2020	0	Land Use Committee	Recommended Favorably	Pass
11/16/2020	0	Land Use Committee	Scheduled for a Public Hearing	
11/11/2020	0	Land Use Committee	Sign Posting	
10/5/2020	0	Land Use Committee	Scheduled for a Public Hearing	
9/24/2020	0	The City Council	Refer to Parking Authority Board	
9/24/2020	0	The City Council	Refer to Dept. of Transportation	
9/24/2020	0	The City Council	Refer to Dept. of Housing and Community Development	
9/24/2020	0	The City Council	Refer to Fire Department	
9/24/2020	0	The City Council	Refer to Baltimore Development Corporation	
9/24/2020	0	The City Council	Refer to City Solicitor	
9/24/2020	0	The City Council	Refer to Board of Municipal and Zoning Appeals	

9/24/2020	0	The City Council	Refer to Planning Commission
9/21/2020	0	City Council	Introduced
9/21/2020	0	City Council	Assigned

\* **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 Henry  
At the request of: 810 Argonne, LLC  
Address: c/o Carine Todmia, 3114 Lavall Court, Glenarden, Maryland 20774  
Telephone: 310-916-2380

A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, 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(c), 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-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), 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), 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 1,736 square feet.

**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(c) for gross floor area per unit type, as 750 square feet are required for each 1-bedroom unit, and one of the proposed bedroom units will be less than 750 square feet of floor area.

**Section 4. 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 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 date it is enacted.