



Legislation Details (With Text)

File #: 17-0105 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2428 Druid Hill Avenue
Type: Ordinance **Status:** Enacted
File created: 7/17/2017 **In control:** City Council
On agenda: **Final action:** 3/27/2018
Enactment date: **Enactment #:** 18-108

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2428 Druid Hill Avenue
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 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

Sponsors: Leon F. Pinkett, III

Indexes: Conditional Use, Dwellings, Zoning

Code sections:

Attachments: 1. Statement of Intent 17-105, 2. Plat 17-0105, 3. 17-0105~1st Reader, 4. BDC 17-0105, 5. Parking 17-0105, 6. Planning 17-0105, 7. Fire 17-0105, 8. BMZA 17-0105, 9. DOT 17-0105, 10. HCD 17-0105, 11. Law 17-0105, 12. 17-0105~3rd Reader, 13. Completed File_17-0105

Date	Ver.	Action By	Action	Result
4/23/2018	0	Mayor	Signed by Mayor	
3/12/2018	0	City Council	Approved and Sent to the Mayor	
2/26/2018	0	City Council	3rd Reader, for final passage	
2/26/2018	0	Land Use and Transportation Committee	Recommended Favorably	
2/21/2018	0	Land Use and Transportation Committee	Recommended Favorably	Pass
1/23/2018	0	Land Use and Transportation Committee	Sign Posting	
1/8/2018	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
7/20/2017	0	The City Council	Refer to Dept. of Fire	
7/20/2017	0	The City Council	Refer to Baltimore Development Corporation	
7/20/2017	0	The City Council	Refer to Parking Authority Board	
7/20/2017	0	The City Council	Refer to Dept. of Transportation	
7/20/2017	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/20/2017	0	The City Council	Refer to Planning Commission	
7/20/2017	0	The City Council	Refer to Dept. of Housing and Community Development	
7/20/2017	0	The City Council	Refer to City Solicitor	

7/17/2017	0	City Council	Assigned
7/17/2017	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 Pinkett
At the request of: Elleda J. Simmons
Address: 2538 McCulloh Street, Baltimore, Maryland 21217
Telephone: 410-409-3267

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 - 2428 Druid Hill Avenue

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 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

By authority of

Article 32 - Zoning
Section(s) 5-201(a), 5-305, 5-308, 9-701(2), and 9-703
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 2428 Druid Hill Avenue, 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 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(d) for lot area per dwelling unit, for the district in which the building is located.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

Section 4. And be it further ordained, That pursuant to the authority granted by §§ 5-305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(f) for off-street parking requirements.

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 5. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.