



## Legislation Details (With Text)

**File #:** 17-0114      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue

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

**File created:** 8/14/2017      **In control:** City Council

**On agenda:**      **Final action:** 4/23/2018

**Enactment date:**      **Enactment #:** 18-127

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

**Sponsors:** Robert Stokes, Sr.

**Indexes:** Conditional Use, Conversion, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 17-0114, 2. Plat 17-0114, 3. 17-0114~1st Reader, 4. Fire 17-0114, 5. BDC 17 0114, 6. HCD 17-0114, 7. BMZA 17-0114, 8. DOT 17-0114, 9. Planning 17-0114, 10. Law 17-0114, 11. Parking 17-0114, 12. 17-0114~3rd Reader, 13. Complete File 17-0114

Date	Ver.	Action By	Action	Result
4/30/2018	0	Mayor	Signed by Mayor	
4/16/2018	0	City Council	Advanced to 3rd Reader on same day	
4/16/2018	0	City Council	Approved and Sent to the Mayor	
4/16/2018	0	Land Use & Transportation Committee	Recommended Favorably	
4/11/2018	0	Land Use & Transportation Committee	Recommended Favorably	Pass
3/20/2018	0	Land Use & Transportation Committee	Sign Posting	
3/12/2018	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
2/7/2018	0	Land Use & Transportation Committee	Sign Posting	
2/5/2018	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
8/17/2017	0	The City Council	Refer to Parking Authority	
8/17/2017	0	The City Council	Refer to Dept. of Transportation	
8/17/2017	0	The City Council	Refer to Planning Commission	
8/17/2017	0	The City Council	Refer to Dept. of Housing and Community Development	
8/17/2017	0	The City Council	Refer to Fire Department	

8/17/2017	0	The City Council	Refer to Baltimore Development Corporation
8/17/2017	0	The City Council	Refer to City Solicitor
8/17/2017	0	The City Council	Refer to Board of Municipal and Zoning Appeals
8/14/2017	0	City Council	Assigned
8/14/2017	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 Stokes

At the request of: Remington Rover, LLC

Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211

Telephone: 1-703-489-3127

### 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 - 2938 Huntingdon 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 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 2938 Huntingdon 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(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(d) for bulk and yard regulations, including 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(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(f) for off-street parking.

**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(b) and (c) for gross floor area and for gross floor area per dwelling unit.

**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 30<sup>th</sup> day after the date it is enacted.