



Legislation Details (With Text)

File #: 16-0630 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 1-Family Dwelling Unit and 1 Efficiency Unit in the R-8 Zoning District - Variances - 317 West 30th Street

Type: Ordinance **Status:** Withdrawn

File created: 2/29/2016 **In control:** Land Use & Transportation Committee

On agenda: **Final action:** 7/13/2016

Enactment date: **Enactment #:**

Title: Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 1-Family Dwelling Unit and 1 Efficiency Unit in the R-8 Zoning District - Variances - 317 West 30th Street
FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 1-family dwelling unit and 1 efficiency unit in the R-8 Zoning District on the property known as 317 West 30th Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, off-street parking, and floor area ratio requirements.

Sponsors: Mary Pat Clarke

Indexes: Conditional Use, Conversion, Zoning

Code sections:

Attachments: 1. Statement of Intent 16-0630, 2. Plats 16-0630, 3. 16-0630~1st Reader, 4. Fire 16-0630, 5. Parking 16-0630, 6. Planning 16-0630, 7. DOT 16-0630, 8. HCD 16-0630, 9. City Solicitor 16-0630, 10. BMZA 16-0630

Date	Ver.	Action By	Action	Result
9/12/2016	0	City Council	Withdrawn	
7/13/2016	0	Land Use & Transportation Committee	Conducted Public Hearing	
7/12/2016	0	Land Use & Transportation Committee	Advertised at Introduction	
6/24/2016	0	Land Use & Transportation Committee	Sign Posting	
6/20/2016	0	Land Use & Transportation Committee	Advertising	
6/13/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
6/6/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
3/3/2016	0	The City Council	Refer to Fire Department	
3/3/2016	0	The City Council	Refer to Parking Authority	
3/3/2016	0	The City Council	Refer to Dept. of Transportation	
3/3/2016	0	The City Council	Refer to Planning Commission	
3/3/2016	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
3/3/2016	0	The City Council	Refer to Dept. of Housing and Community Development	
3/3/2016	0	The City Council	Refer to City Solicitor	

2/29/2016	0	City Council	Assigned
2/29/2016	0	City Council	Introduced

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER
COPY.
INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Clarke

At the request of: Sara Ayyad

Address: c/o Ron Brasher, 5560 Sterrett Place, Suite 300, Columbia, Maryland 21044

Telephone: 443-829-9969 (cell) 410-995-0015 (office)

A BILL ENTITLED

AN ORDINANCE concerning

Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 1-Family Dwelling Unit and 1 Efficiency Unit in the R-8 Zoning District - Variances - 317 West 30th Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 1-family dwelling unit and 1 efficiency unit in the R-8 Zoning District on the property known as 317 West 30th Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, off-street parking, and floor area ratio requirements.

BY authority of

Article - Zoning

Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 15-204, 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 1-family dwelling unit to a 1-family dwelling unit and 1 efficiency unit in the R-8 Zoning District on the property known as 317 West 30th Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) 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(a), and 15-218, permission is granted for a variance of approximately 18.4% from the required lot area size of 1,250 square feet for a lot of 1,020 square feet, a variance of 230 square feet of lot area.

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, 15-214, 15-218, and 15-219, permission is granted for a variance from the requirements of the Zoning Code of Baltimore City for off-street parking.

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, 14-204, and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for floor area coverage.

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 30th day after the date it is enacted.

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concluse/conversion/nbr

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