



Legislation Details (With Text)

File #: 14-0431 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2125 Orleans Street

Type: Ordinance **Status:** Enacted

File created: 9/8/2014 **In control:** City Council

On agenda: **Final action:** 4/24/2015

Enactment date: **Enactment #:** 15-344

Title: Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2125 Orleans Street
FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size and off-street parking requirements.

Sponsors: Warren Branch

Indexes: Conditional Use, Conversion, District, Dwellings, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 14-0431.pdf, 2. Plat 14-0431.pdf, 3. 14-0431~1st Reader.pdf, 4. Planning 14-0431.pdf, 5. Housing 14-0431.pdf, 6. City Solicitor 14-0431.pdf, 7. BMZA 14-0431.pdf, 8. 2nd Reader Amendment - 14-0431, 9. 14-0431~3rd Reader

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------------------------|---|--------|
| 4/24/2015 | 0 | Mayor | Signed by Mayor | |
| 4/20/2015 | 0 | City Council | Approved and Sent to the Mayor | |
| 3/30/2015 | 0 | City Council | Advanced to 3rd Reader, for Final Passage | |
| 3/30/2015 | 0 | Land Use and Transportation Committee | Recommended Favorably with Amendment | |
| 3/25/2015 | 0 | Land Use and Transportation Committee | Recommended Favorably with Amendment | Pass |
| 3/2/2015 | 0 | Land Use and Transportation Committee | Sign Posting | |
| 3/2/2015 | 0 | Land Use and Transportation Committee | Advertising | |
| 2/9/2015 | 0 | Land Use and Transportation Committee | Scheduled for a Public Hearing | |
| 1/22/2015 | 0 | Land Use and Transportation Committee | Advertising | |
| 1/12/2015 | 0 | Land Use and Transportation Committee | Scheduled for a Public Hearing | |
| 10/2/2014 | 0 | Land Use and Transportation Committee | Advertised at Introduction | |
| 9/11/2014 | 0 | The City Council | Referred for a Report | |
| 9/11/2014 | 0 | The City Council | Referred for a Report | |
| 9/11/2014 | 0 | The City Council | Referred for a Report | |

| | | | |
|-----------|---|------------------|-----------------------|
| 9/11/2014 | 0 | The City Council | Referred for a Report |
| 9/8/2014 | 0 | City Council | Assigned |
| 9/8/2014 | 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 Branch
At the request of: Atokpan Properties, LLC
Address: c/o Glen James, 1127 Scott Street, Baltimore, Maryland 21230
Telephone: 410-812-5004

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2125 Orleans Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size and off-street parking requirements.

BY authority of
Article - Zoning
Section(s) 3-305(b), 14-102, 15-101, 15-202, 15-208, 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 2-family dwelling unit in the R-8 Zoning District on the property known as 2125 Orleans 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 and 15-202, the City Council grants a variance from the lot area requirement of 1,500 square feet to 1,200 square feet, a variance of 20%.

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 and 15-208, the City Council grants a variance from the requirement of 1 vehicle parking space to ¼ vehicle parking space.

SECTION 4. 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.

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