



Legislation Details (With Text)

File #: 19-0370 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1326 West Pratt Street
Type: Ordinance **Status:** Enacted
File created: 4/15/2019 **In control:** City Council
On agenda: **Final action:** 10/23/2019
Enactment date: **Enactment #:** 19-307

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1326 West Pratt Street
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 1326 West Pratt Street (Block 0248, Lot 030), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and off-street parking regulations.

Sponsors: John T. Bullock

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 19-0370, 2. Plat 19-0370, 3. 19-0370~1st Reader, 4. BMZA 19-0370, 5. DOT 19-0370, 6. Planning 19-0370, 7. Parking 19-0370, 8. Law 19-0370, 9. BDC 19-0370, 10. Fire 19-0370, 11. HCD 19-0370, 12. 2nd Reader Committee Amendments 19-0370, 13. 19-0370~3rd Reader

Date	Ver.	Action By	Action	Result
11/4/2019	0	Mayor	Signed by Mayor	
10/7/2019	0	City Council	Approved and Sent to the Mayor	
9/23/2019	0	City Council	3rd Reader, for final passage	
9/23/2019	0	Land Use Committee	Recommended Favorably with Amendment	
9/11/2019	0	Land Use Committee	Recommended Favorably with Amendment	Pass
8/20/2019	0	Land Use Committee	Sign Posting	
7/22/2019	0	City Council	Reassigned	
7/22/2019	0	Land Use Committee	Scheduled for a Public Hearing	
4/18/2019	0	The City Council	Refer to Fire Department	
4/18/2019	0	The City Council	Refer to Baltimore Development Corporation	
4/18/2019	0	The City Council	Refer to Parking Authority Board	
4/18/2019	0	The City Council	Refer to Dept. of Transportation	
4/18/2019	0	The City Council	Refer to City Solicitor	
4/18/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
4/18/2019	0	The City Council	Refer to Planning Commission	
4/18/2019	0	The City Council	Refer to Dept. of Housing and Community Development	

4/15/2019	0	City Council	Assigned
4/15/2019	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 Bullock
At the request of: HBC Investments, LLC
Address: c/o Steven Troy, HBC Investments, LLC, P.O. Box 713, Brooklandville, Maryland
21022
Telephone: 443-613-9721

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 - 1326 West Pratt Street

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 1326 West Pratt Street (Block 0248, Lot 030), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and off-street parking regulations.

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(d), 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-8 Zoning District on the property known as 1326 West Pratt Street (Block 0248, Lot 030), 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 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) for the lack of the required lot area size.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking).

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.