



## Legislation Details (With Text)

**File #:** 23-0408      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1046 Brantley Avenue

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

**File created:** 6/26/2023      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 1/17/2024

**Enactment date:**      **Enactment #:** 24-297

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1046 Brantley 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 1046 Brantley Avenue (Block 0115, Lot 071), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), and off-street parking requirements; and providing for a special effective date.

**Sponsors:** John T. Bullock

**Indexes:** Conditional Use, Variances, Zoning

**Code sections:**

**Attachments:** 1. 1046 Brantley Ave - Community Letter of Support, 2. 1046 Brantley Ave - Plat, 3. 1046 Brantley Ave - Zoning Administrator Memo, 4. 1046 Brantley Avenue - Statement of Intent, 5. 23-0408~1st Reader, 6. PABC 23-0408, 7. BDC 23-0408, 8. Planning 23-0408, 9. Law 23-0408, 10. 1046 Brantley Ave - Certificate 2 of 2 of Posting - 11-9-2023, 11. 1046 Brantley Ave - Certificate 1 of 2 of Posting - 11-9-2023, 12. Sign Picture 1, 13. Sign Picture 2, 14. Sign Picture 3, 15. Sign Picture 4, 16. DHCD 23-0408, 17. 23-0408 BMZA, 18. BCFD 23-0408, 19. DOT 23-0408, 20. 23-0408 - Hearing Packet, 21. Voting Record 23-0408, 22. EDC Hearing Notes 23-0408 12-05-23, 23. Findings of Fact\_22-0408\_CU VAR, 24. 23-0408~3rd Reader.pdf, 25. 23-0408 Plat.pdf, 26. 23-0408 Signed, 27. 23-0408 Plat Signed, 28. 23-0408 Completed Ordinance 24-297

| Date       | Ver. | Action By                          | Action                                     | Result |
|------------|------|------------------------------------|--|--------|
| 1/22/2024  | 0    | Mayor                              | Signed by Mayor                            |        |
| 12/18/2023 | 0    | Baltimore City Council             | Approved and Sent to the Mayor             |        |
| 12/7/2023  | 0    | Baltimore City Council             | 3rd Reader, for final passage              |        |
| 12/7/2023  | 0    | Economic and Community Development | Recommended Favorably                      |        |
| 12/5/2023  | 0    | Economic and Community Development | Recommended Favorably                      | Pass   |
| 11/8/2023  | 0    | Economic and Community Development | Sign Posting                               |        |
| 10/16/2023 | 0    | Economic and Community Development | Scheduled for a Public Hearing             |        |
| 6/29/2023  | 0    | Baltimore City Council             | Refer to Dept. of Transportation           |        |
| 6/29/2023  | 0    | Baltimore City Council             | Refer to Fire Department                   |        |
| 6/29/2023  | 0    | Baltimore City Council             | Refer to Baltimore Development Corporation |        |
| 6/29/2023  | 0    | Baltimore City Council             | Refer to Parking Authority Board           |        |

|           |   |                        |   |
|-----------|---|------------------------|---|
| 6/29/2023 | 0 | Baltimore City Council | Refer to City Solicitor                             |
| 6/29/2023 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals      |
| 6/29/2023 | 0 | Baltimore City Council | Refer to Planning Commission                        |
| 6/29/2023 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development |
| 6/26/2023 | 0 | Baltimore City Council | Assigned  |
| 6/26/2023 | 0 | Baltimore 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: Ronald Anderson  
Address: 2232 North Calvert Street, Baltimore, Maryland 21218  
Telephone: (443) 983-4574

### 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 - 1046 Brantley 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 1046 Brantley Avenue (Block 0115, Lot 071), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), and off-street parking requirements; and providing for a special effective date.

By authority of

Article - Zoning

Section(s) 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 1046 Brantley Avenue (Block 0115, Lot 071), 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500 square feet, and the lot area size is 980 square feet, thus requiring a variance of 34.6%.

**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), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for 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 date it is enacted.