



Legislation Details (With Text)

File #: 23-0343 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 633 South Montford Avenue

Type: Ordinance **Status:** Enacted

File created: 1/23/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 12/4/2023

Enactment date: **Enactment #:** 23-279

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 633 South Montford Avenue
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

Sponsors: Zeke Cohen

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments: 1. 633 S Montford Ave - Community Letter of Support, 2. 633 S Montford Ave - Plat, 3. 633 S Montford Ave - Statement of Intent, 4. 633 S Montford Ave - Zoning Administrator Memo, 5. 23-0343~1st Reader, 6. CC 23 0343 BDC Bill Response, 7. 23-0343 - Planning Commission, 8. LAW 23-0343, 9. CCB 23-0343_PABC, 10. BCFD 23-0343, 11. DHCD 23-0343, 12. Certificate of Posting 23-0343, 13. Sign Posting Image 1 of 3, 14. Sign Posting Image 2 of 3, 15. Sign Posting Image 3 of 3, 16. DOT 23-0343, 17. Voting Record 23-0343, 18. ECD Hearing notes 23-0343, 19. 2nd Reader Amendments 23-0343(1)~1st(ECD), 20. 23-0423 Voting Record, 21. 23-0343~3rd Reader, 22. 23-0343 Signed, 23. 23-279 Completed Ordinance 23-0343

Date	Ver.	Action By	Action	Result
12/7/2023	0	Mayor	Signed by Mayor	
10/30/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
10/16/2023	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
10/16/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
10/10/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
9/19/2023	0	Economic and Community Development	Sign Posting	
9/18/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
1/26/2023	0	Baltimore City Council	Refer to Fire Department	
1/26/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
1/26/2023	0	Baltimore City Council	Refer to Parking Authority Board	
1/26/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	

1/26/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
1/26/2023	0	Baltimore City Council	Refer to Dept. of Transportation
1/26/2023	0	Baltimore City Council	Refer to City Solicitor
1/26/2023	0	Baltimore City Council	Refer to Planning Commission
1/23/2023	0	Baltimore City Council	Assigned
1/23/2023	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 Cohen
At the request of: ADW1, LLC c/o Garrett Adler
Address: 841 E. Fort Ave., #277, Baltimore, MD 21230
Telephone: (410) 458-0977

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 633 South Montford Avenue

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

By authority of

Article - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:

Required Off-Street Parking)

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 the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), 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(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

Section 3. 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 4. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.