



Legislation Details (With Text)

File #: 19-0473 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1758 Park Avenue

Type: Ordinance **Status:** Enacted

File created: 12/2/2019 **In control:** City Council

On agenda: **Final action:** 5/18/2020

Enactment date: **Enactment #:** 20-359

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1758 Park 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 1758 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

Sponsors: Eric T. Costello

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 19-0473, 2. Plat 19-0473, 3. 19-0473~1st Reader, 4. BDC 19-0473, 5. Fire 19-0473, 6. PABC 19-0473, 7. Planning 19-0473, 8. Law 19-0473, 9. HCD 19-0473, 10. DOT 19-0473, 11. BMZA 19-0473, 12. 2nd Reader Committee Amendments 19-0473, 13. 19-0473~3rd Reader, 14. Signed Ordinance 19-0473

Date	Ver.	Action By	Action	Result
5/18/2020	0	Mayor	Signed by Mayor	
4/6/2020	0	City Council	Approved and Sent to the Mayor	
3/9/2020	0	City Council	3rd Reader, for final passage	
2/26/2020	0	Land Use Committee	Recommended Favorably with Amendment	Pass
2/26/2020	0	Land Use Committee	Recommended Favorably with Amendment	
2/3/2020	0	Land Use Committee	Sign Posting	
1/27/2020	0	Land Use Committee	Scheduled for a Public Hearing	
12/5/2019	0	The City Council	Refer to Dept. of Transportation	
12/5/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
12/5/2019	0	The City Council	Refer to Fire Department	
12/5/2019	0	The City Council	Refer to Baltimore Development Corporation	
12/5/2019	0	The City Council	Refer to Parking Authority	
12/5/2019	0	The City Council	Refer to City Solicitor	
12/5/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
12/5/2019	0	The City Council	Refer to Planning Commission	

12/2/2019	0	City Council	Assigned
12/2/2019	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 Costello
At the request of: Blank Slate Development, LLC
Address: c/o Alex Aaron, 2216 Eutaw Place, Baltimore, Maryland 21217
Telephone: 410-736-1087

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 - 1758 Park 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 1758 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

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(c), 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 1758 Park Avenue (Block 0334, Lot 063), 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(c) for gross floor area per unit type as a gross floor area of 750 square feet is required for a 1-bedroom unit while a 1-bedroom unit of approximately 600 square feet is proposed, and as a gross floor area of 1,000 square feet is required for a 2-bedroom unit while a 2-bedroom unit of less than 1,000 square feet is proposed.

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 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units is 1,500 square feet, and the lot area size is 1,045 square feet.

Section 4. 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 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.