



Legislation Text

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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 Pinkett  
At the request of: Elleda J. Simmons  
Address: 2538 McCulloh Street, Baltimore, Maryland 21217  
Telephone: 410-409-3267

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 - 2428 Druid Hill 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 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

By authority of  
Article 32 - Zoning  
Section(s) 5-201(a), 5-305, 5-308, 9-701(2), and 9-703  
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 2428 Druid Hill Avenue, 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 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(d) for lot area per dwelling unit, for the district in which the building is located.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

**Section 4. And be it further ordained,** That pursuant to the authority granted by §§ 5-305 and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(f) for off-street parking requirements.

**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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.