



## Legislation Text

---

**File #:** 14-0431, **Version:** 0

---

\* 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 Branch  
At the request of: Atokpan Properties, LLC  
Address: c/o Glen James, 1127 Scott Street, Baltimore, Maryland 21230  
Telephone: 410-812-5004

A BILL ENTITLED

AN ORDINANCE concerning  
**Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2125 Orleans Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size and off-street parking requirements.

BY authority of  
Article - Zoning  
Section(s) 3-305(b), 14-102, 15-101, 15-202, 15-208, 15-218, and 15-219  
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 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 2125 Orleans Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and 14-102, 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 Title 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-202, the City Council grants a variance from the lot area requirement of 1,500 square feet to 1,200 square feet, a variance of 20%.

SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically, by §§ 15-101 and 15-208, the City Council grants a variance from the requirement of 1 vehicle parking space to ¼ vehicle parking space.

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.

dlr14-0976~intro/03Sep14  
concluse/conversion-2125Orleans/nbr

dlr14-0976~intro/03Sep14  
?????  
concluse/conversion-2125Orleans/nbr