



Legislation Details (With Text)

File #: 13-0299 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2642 McElderry Street

Type: Ordinance **Status:** Enacted

File created: 11/18/2013 **In control:** City Council

On agenda: **Final action:** 1/29/2016

Enactment date: **Enactment #:** 16-439

Title: Zoning - Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District - Variances - 2642 McElderry 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 2642 McElderry Street, as outlined in red on the accompanying plat; and granting variances from certain lot size, rear yard setback, and off-street parking requirements.

Sponsors: Warren Branch

Indexes: Conditional Use, Conversion, Zoning

Code sections:

Attachments: 1. Plat - 13-0299.pdf, 2. 13-0299 - 1st Reader.pdf, 3. Transportation - 13-0299.pdf, 4. Fire - 13-0299.pdf, 5. Health - 13-0299.pdf, 6. Planning - 13-0299.pdf, 7. HCD - 13-0299.pdf, 8. BMZA - 13-0299.pdf, 9. Law - 13-0299.pdf, 10. 2nd Reader Amendments 13-0299, 11. 13-0299~3rd Reader

Date	Ver.	Action By	Action	Result
2/1/2016	0	Mayor	Signed by Mayor	
1/11/2016	0	City Council	Approved and Sent to the Mayor	
12/10/2015	0	City Council	3rd Reader, for final passage	
12/7/2015	0	City Council	3rd Reader, to be held one meeting	
12/7/2015	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
11/30/2015	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
10/26/2015	0	City Council	Re-referred to Committee	
10/26/2015	0	Land Use and Transportation Committee	Recommended Favorably	
6/30/2015	0	Land Use and Transportation Committee	Sign Posting	
6/30/2015	0	Land Use and Transportation Committee	Advertising	
6/15/2015	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
2/3/2014	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
1/2/2014	0	Land Use and Transportation Committee	Advertised at Introduction	
11/21/2013	0	The City Council	Referred for a Report	
11/21/2013	0	The City Council	Referred for a Report	

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11/21/2013	0	The City Council	Referred for a Report
11/21/2013	0	The City Council	Referred for a Report
11/21/2013	0	The City Council	Referred for a Report
11/18/2013	0	City Council	Assigned
11/18/2013	0	City Council	Introduced

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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 Branch
At the request of: Rufe Enterprises, Inc.
Address: c/o Paul Rufe, 704 Seawall Road, Baltimore, Maryland 21221
Telephone: 443-858-0167

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 - 2642 McElderry 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 2642 McElderry Street, as outlined in red on the accompanying plat; and granting variances from certain lot size, rear yard setback, and off-street parking requirements.

BY authority of
Article - Zoning
Section(s) 3-305(b)(3), 14-102, 15-101, 15-202, 15-203, 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 2642 McElderry Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(3) 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, 15-202, 15-218, and 15-219, the City Council grants a variance from the required lot size area of 1,500 square feet for a lot of 1,072.5 square feet, a variance of 427.5 square feet of lot area.

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, 15-203, 15-218, and 15-219, the City Council grants a

variance from the required rear yard setback of 25 feet to a rear yard setback of 10 feet, a variance of 15 feet.

SECTION 4. 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, 15-208, 15-218, and 15-219, the City Council grants a variance of 0 parking spaces from the requirement of 1 parking space.

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.

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