



Legislation Details (With Text)

**File #:** 15-0572      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Family Dwelling Units in the R-7 Zoning District - Variances - 1715 Spence Street

**Type:** Ordinance      **Status:** Enacted

**File created:** 9/21/2015      **In control:** City Council

**On agenda:**      **Final action:** 6/21/2016

**Enactment date:**      **Enactment #:** 16-483

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Family Dwelling Units in the R-7 Zoning District - Variances - 1715 Spence Street  
FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 family dwelling units in the R-7 Zoning District on the property known as 1715 Spence Street, as outlined in red on the accompanying plat; and granting variances from certain lot area coverage and floor area ratio requirements.

**Sponsors:** Edward Reisinger

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 15-0572, 2. Plat 15-0572, 3. 15-0572~1st Reader, 4. BDC 15-0572, 5. Planning 15-0572, 6. DOT 15-0572, 7. City Solicitor 15-0572, 8. HCD 15-0572, 9. BMZA 15-0572, 10. 2nd Reader Amendments 15-0572, 11. 15-0572~3rd Reader

Date	Ver.	Action By	Action	Result
6/23/2016	0	Mayor	Signed by Mayor	
6/13/2016	0	City Council	Approved and Sent to the Mayor	
6/6/2016	0	City Council	3rd Reader, for final passage	
5/16/2016	0	City Council	Advanced to 3rd Reader, to be held one meeting	
5/16/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	
5/11/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	Pass
4/26/2016	0	Land Use & Transportation Committee	Advertising	
4/26/2016	0	Land Use & Transportation Committee	Sign Posting	
4/7/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
11/9/2015	0	Land Use & Transportation Committee	Advertised at Introduction	
9/24/2015	0	The City Council	Refer to Dept. of Transportation	
9/24/2015	0	The City Council	Refer to Planning Commission	
9/24/2015	0	The City Council	Refer to Dept. of Housing and Community Development	
9/24/2015	0	The City Council	Refer to Baltimore Development Corporation	

9/24/2015	0	The City Council	Refer to City Solicitor
9/24/2015	0	The City Council	Refer to Board of Municipal and Zoning Appeals
9/21/2015	0	City Council	Assigned
9/21/2015	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 Reisinger  
At the request of: From House to Home, Inc.  
Address: c/o Stacey Ingerson, 5910 Marluth Avenue, Baltimore, Maryland 21206  
Telephone: 410-916-1217

A BILL ENTITLED

AN ORDINANCE concerning  
**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Family Dwelling Units in the R-7 Zoning District - Variances - 1715 Spence Street**  
FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 family dwelling units in the R-7 Zoning District on the property known as 1715 Spence Street, as outlined in red on the accompanying plat; and granting variances from certain lot area coverage and floor area ratio requirements.

BY authority of  
Article - Zoning  
Section(s) 3-305(b), 14-102, 15-101, 15-202(b), 15-204, and 15-218  
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 4 family dwelling units in the R-7 Zoning District on the property known as 1715 Spence 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, 15-202(b), and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for lot area coverage.

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, 15-204, and 15-218, permission is

granted for a variance that is more than otherwise allowed by the applicable regulation, for floor area ratio.

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.

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concluse/1715Spence/nbr

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