



Legislation Details (With Text)

File #: 16-0644 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 305 East Lafayette Avenue

Type: Ordinance **Status:** Enacted

File created: 3/21/2016 **In control:** City Council

On agenda: **Final action:** 8/29/2016

Enactment date: **Enactment #:** 16-504

Title: Zoning - Conditional Use Conversion of a Single Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 305 East Lafayette Avenue
FOR the purpose of permitting, subject to certain conditions, the conversion of a single dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 305 East Lafayette Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size and floor area ratio requirements.

Sponsors: Carl Stokes

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 16-0644, 2. Plats 16-0644, 3. 16-0644~1st Reader, 4. BDC 16-0644, 5. Planning 16-0644, 6. HCD 16-0644, 7. City Solicitor 16-0644, 8. BMZA 16-0644, 9. 2nd Reader Amendments 16-0644, 10. 16-0644~3rd Reader

Date	Ver.	Action By	Action	Result
9/12/2016	0	Mayor	Signed by Mayor	
8/8/2016	0	City Council	Approved and Sent to the Mayor	
7/18/2016	0	City Council	3rd Reader, for final passage	
6/20/2016	0	City Council	The following bill, pursuant to § 16-404 of the Baltimore City Zoning Code, was held over until the next City Council meeting	
6/20/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	
6/15/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	Pass
6/15/2016	0	Land Use & Transportation Committee	Advertised at Introduction	
5/31/2016	0	Land Use & Transportation Committee	Advertising	
5/30/2016	0	Land Use & Transportation Committee	Sign Posting	
5/16/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
5/9/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
3/24/2016	0	The City Council	Refer to Baltimore Development Corporation	
3/24/2016	0	The City Council	Refer to Planning Commission	
3/24/2016	0	The City Council	Refer to Board of Municipal and Zoning	

3/24/2016	0	The City Council	Appeals Refer to Dept. of Housing and Community Development
3/24/2016	0	The City Council	Refer to City Solicitor
3/21/2016	0	City Council	Assigned
3/21/2016	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 Stokes
At the request of: Andrew and Jaclyn Stone
Address: 2811 Hampden Avenue, Baltimore, Maryland 21211
Telephone: 443-602-2871

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conditional Use Conversion of a Single Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 305 East Lafayette Avenue

FOR the purpose of permitting, subject to certain conditions, the conversion of a single dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 305 East Lafayette Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size and floor area ratio requirements.

BY authority of
Article - Zoning
Section(s) 3-305(b), 14-102, 15-101, 15-202(a), 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 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 305 East Lafayette Avenue, 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(a), and 15-218, permission is granted for a variance of 6.13% for lot area size.

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.

dlr16-1437~intro/16Mar16
concluse/conversion/nbr

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concluse/conversion/nbr