



## Legislation Details (With Text)

**File #:** 17-0042      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2304 North Fulton Avenue

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

**File created:** 3/20/2017      **In control:** City Council

**On agenda:**      **Final action:** 11/3/2017

**Enactment date:**      **Enactment #:** 17-065

**Title:** Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2304 North Fulton Avenue  
For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements.

**Sponsors:** Leon F. Pinkett, III

**Indexes:** Conditional Use, Variances, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 17-0042, 2. Plat 17-0042, 3. 17-0042~1st Reader, 4. BDC 17-0042, 5. Planning 17-0042, 6. HCD 17-0042, 7. BMZA 17-0042, 8. Law 17-0042, 9. 2nd Reader Amendments - 17-0042, 10. 17-0042~3rd Reader, 11. 17-0042~3rd Reader (Version 2), 12. Completed Legislative File 17-0042, 13. Completed Legislative File 17-0042

Date	Ver.	Action By	Action	Result
11/13/2017	0	Mayor	Signed by Mayor	
10/16/2017	0	City Council	Approved and Sent to the Mayor	
9/25/2017	0	City Council	3rd Reader, for final passage	
9/18/2017	0	City Council	3rd Reader, to be held one meeting	
9/11/2017	0	City Council	Approved and Sent to the Mayor	
8/14/2017	0	City Council	3rd Reader, for final passage	
7/17/2017	0	City Council	3rd Reader, to be held one meeting	
7/17/2017	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	
7/12/2017	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	Pass
6/27/2017	0	Land Use & Transportation Committee	Advertising	
6/27/2017	0	Land Use & Transportation Committee	Advertised at Introduction	
6/27/2017	0	Land Use & Transportation Committee	Sign Posting	
6/12/2017	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
6/5/2017	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	

3/23/2017	0	The City Council	Refer to Baltimore Development Corporation
3/23/2017	0	The City Council	Refer to City Solicitor
3/23/2017	0	The City Council	Refer to Planning Commission
3/23/2017	0	The City Council	Refer to Board of Municipal and Zoning Appeals
3/23/2017	0	The City Council	Refer to Dept. of Housing and Community Development
3/20/2017	0	City Council	Assigned
3/20/2017	0	City Council	Introduced

\* **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 Pinkett  
At the request of: Andre Hackett  
Address: 10006 Palatte Court, Clinton, Maryland 20735  
Telephone: 240-593-7897

### A Bill Entitled

#### An Ordinance concerning **Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2304 North Fulton Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements.

By authority of

Article - Zoning  
Section(s) 3-305(b), 14-102, 15-101, 15-214, 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 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2304 North Fulton 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, 15-214, 15-218, and 15-219, permission is granted for a variance from the requirements of the Zoning Code for off-street parking.

**Section 3. 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 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.