



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Details (With Text)

<b>File #:</b>	17-0071	<b>Version:</b>	0	<b>Name:</b>	Zoning - Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units in the R-8 Zoning District - Variances - 400-402 North Milton Avenue
<b>Type:</b>	Ordinance	<b>Status:</b>			Failed - End of Term
<b>File created:</b>	5/8/2017	<b>In control:</b>			Land Use Committee
<b>On agenda:</b>		<b>Final action:</b>			12/7/2020
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Zoning - Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units in the R-8 Zoning District - Variances - 400-402 North Milton Avenue For the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, rear yard size, floor area ration, and off-street parking requirements.				
<b>Sponsors:</b>	Shannon Sneed				
<b>Indexes:</b>	Conditional Use, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Statement of Intent 17-0071, 2. Plat 17-0071, 3. 17-0071~1st Reader, 4. DOT 17-0071				

Date	Ver.	Action By	Action	Result
12/7/2020	0	City Council	Failed - End of Term	
7/22/2019	0	City Council	Reassigned	
5/11/2017	0	The City Council	Refer to City Solicitor	
5/11/2017	0	The City Council	Refer to Planning Commission	
5/11/2017	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
5/11/2017	0	The City Council	Refer to Dept. of Housing and Community Development	
5/11/2017	0	The City Council	Refer to Baltimore Development Corporation	
5/11/2017	0	The City Council	Refer to Dept. of Transportation	
5/8/2017	0	City Council	Assigned	
5/8/2017	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 Sneed

At the request of: NOVUS MD INVESTMENTS BAL002, LLC

Address: c/o Svetlana Minina, 426 North Milton Avenue, Baltimore, Maryland 21224

Telephone: 1-202-607-8365

A Bill Entitled

An Ordinance concerning

**Zoning - Conditional Use Conversion of 2 Dwelling Units to 4 Dwelling Units in the R-8 Zoning District - Variances - 400-402 North Milton Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of 2 dwelling units to 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, rear yard size, floor area ration, and off-street parking requirements.

By authority of

Article - Zoning

Section(s) 3-305(b), 14-102, 15-202(a), 15-203, 15-204, 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 2 dwelling units to 4 dwelling units in the R-8 Zoning District on the property known as 400-402 North Milton 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 14.6% 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, 15-203, and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for rear yard size.

**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, 15-204, and 15-218, permission is granted for a variance that is more than otherwise allowed by the applicable regulation, for floor area ratio.

**Section 5. 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 of Baltimore City for off-street parking.

**Section 6. 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 7. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.