



## Legislation Details (With Text)

**File #:** 18-0203      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variances - 301 East 28th Street

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

**File created:** 3/12/2018      **In control:** City Council

**On agenda:**      **Final action:** 12/13/2018

**Enactment date:**      **Enactment #:** 18-203

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variances - 301 East 28th Street  
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 301 East 28th Street (Block 3844, Lot 079), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area) and certain off-street parking regulations.

**Sponsors:** Robert Stokes, Sr.

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

**Code sections:**

**Attachments:** 1. 18-0203~1st Reader, 2. Fire 18-0203, 3. DOT 18-0203, 4. BDC 18-0203, 5. Plat 18-0203, 6. Statement of Intent 18-0203, 7. Planning 18-0203, 8. Parking Authority 18-0203, 9. HCD 18-0203, 10. Law 18-0203, 11. 2nd Reader Amendments 18-0203, 12. 18-0203~3rd Reader, 13. Completed File\_18-0203

Date	Ver.	Action By	Action	Result
1/14/2019	0	Mayor	Signed by Mayor	
11/19/2018	0	City Council	Approved and Sent to the Mayor	
10/29/2018	0	City Council	3rd Reader, for final passage	
10/29/2018	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
10/17/2018	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
9/26/2018	0	Land Use and Transportation Committee	Sign Posting	
9/17/2018	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
8/6/2018	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
3/15/2018	0	The City Council	Refer to Baltimore Development Corporation	
3/15/2018	0	The City Council	Refer to Dept. of Transportation	
3/15/2018	0	The City Council	Refer to Planning Commission	
3/15/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
3/15/2018	0	The City Council	Refer to Fire Department	
3/15/2018	0	The City Council	Refer to City Solicitor	

3/15/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals
3/15/2018	0	The City Council	Refer to Parking Authority Board
3/12/2018	0	City Council	Introduced
3/12/2018	0	City Council	Assigned

\* **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 Stokes

At the request of: Kasey Corporation

Address: c/o Hazel Thornton, 309 East 28<sup>th</sup> Street, Baltimore, Maryland 21218

Telephone: 410-554-1031

### A Bill Entitled

An Ordinance concerning

#### **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variances - 301 East 28<sup>th</sup> Street**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 301 East 28<sup>th</sup> Street (Block 3844, Lot 079), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area) and certain off-street parking regulations.

By authority of

Article 32 - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and  
16-602 (Table 16-406)

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 3 dwelling units on the property known as 301 East 28<sup>th</sup> Street (Block 3844, Lot 079), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), 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 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-7 Zoning District.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-7 Zoning District (Table 16-406).

**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 30<sup>th</sup> day after the date it is enacted.