



Legislation Details (With Text)

File #: 18-0218 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 807 North Monroe Street

Type: Ordinance **Status:** Enacted

File created: 4/16/2018 **In control:** Mayor

On agenda: **Final action:** 10/29/2018

Enactment date: **Enactment #:** 18-176

Title: Zoning - Conditional Use Conversion of a Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 807 North Monroe Street
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 807 North Monroe Street (Block 0084, Lot 046), as outlined in red on the accompanying plat; and granting variances from certain bulk, gross floor area, gross floor area per unit type, and off-street parking regulations.

Sponsors: John T. Bullock

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 18-0218, 2. Plat 18-0218, 3. 18-0218~1st Reader, 4. Fire 18-0218, 5. Planning 18-0218, 6. DOT 18-0218, 7. BDC 18-0218, 8. Parking 18-0218, 9. Law 18-0218, 10. BMZA 18-0218, 11. HCD 18-0218, 12. 18-0218~3rd Reader, 13. Completed File_18-0218

Date	Ver.	Action By	Action	Result
10/29/2018	0	City Council	Enacted with no signature from Mayor (passage of 3 council meetings)	
8/6/2018	0	City Council	Approved and Sent to the Mayor	
8/6/2018	0	City Council	3rd Reader, for final passage	
8/6/2018	0	Land Use and Transportation Committee	Recommended Favorably	
8/1/2018	0	Land Use and Transportation Committee	Recommended Favorably	Pass
7/3/2018	0	Land Use and Transportation Committee	Sign Posting	
6/25/2018	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
4/19/2018	0	The City Council	Refer to Dept. of Transportation	
4/19/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
4/19/2018	0	The City Council	Refer to Dept. of Fire	
4/19/2018	0	The City Council	Refer to Baltimore Development Corporation	
4/19/2018	0	The City Council	Refer to Parking Authority Board	
4/19/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
4/19/2018	0	The City Council	Refer to Planning Commission	

4/19/2018	0	The City Council	Refer to City Solicitor
4/16/2018	0	City Council	Assigned
4/16/2018	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 Bullock
At the request of: Derrick Shaw and Trina Smiley
Address: P.O. Box 1162, Baltimore, Maryland 21203
Telephone: 410-294-5608

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of a Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 807 North Monroe Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 807 North Monroe Street (Block 0084, Lot 046), as outlined in red on the accompanying plat; and granting variances from certain bulk, gross floor area, gross floor area per unit type, and off-street parking regulations.

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(b)(1)(ii),
9-703(c)(1), 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 2 dwelling units in the R-8 Zoning District on the property known as 807 North Monroe Street (Block 0084, Lot 046), 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 §§ 5-201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as a lot area of 1,500 square feet is required for 2 dwelling units, and the lot is only 1,050 square feet.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(b)(1)(ii), as the existing dwelling is less than 1,500 square feet in gross floor area.

Section 4. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(c)(1) for gross floor area per unit type, as both dwelling units would be less than 750 square feet.

Section 5. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a) and 5-308 of

Article 32 - Zoning, permission is granted for a variance from the off-street parking requirements of § 9-703(f), 16-203, 16-602, and Table 16-406: Required 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 30th day after the date it is enacted.