City of Baltimore

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

Legislation Details (With Text)

File #:	18-0287	**Version:**	0	**Name:**	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1235 West Lafayette Avenue
Type:	Ordinance			**Status:**	Enacted
File created:	9/17/2018			**In control:**	City Council
On agenda:				**Final action:**	4/24/2019
Enactment date:				**Enactment #:**	19-245

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1235 West Lafayette Avenue
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area), gross floor area per unit type, and off-street parking regulations.

Sponsors: John T. Bullock

Indexes: Conditional Use, Conversion, Zoning

Code sections:

Attachments: 1. Statement of Intent 18-0287, 2. Plats 18-0287, 3. 18-0287~1st Reader, 4. DOT 18-0287, 5. Fire 18-0287, 6. Parking Authority 18-0287, 7. Planning 18-0287, 8. Law 18-0287, 9. BMZA 18-0287, 10. HCD 18-0287, 11. BDC 18-0287, 12. 2nd Reader Amendments 18-0287, 13. 18-0287~3rd Reader, 14. Completed Bill File 18-0287

Date	Ver.	Action By	Action	Result
4/29/2019	0	Mayor	Signed by Mayor	
3/25/2019	0	City Council	Approved and Sent to the Mayor	
3/18/2019	0	City Council	3rd Reader, for final passage	
3/18/2019	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
3/13/2019	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
2/25/2019	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
2/22/2019	0	Land Use and Transportation Committee	Advertising	
2/21/2019	0	Land Use and Transportation Committee	Sign Posting	
1/25/2019	0	Land Use and Transportation Committee	Sign Posting	
1/14/2019	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
9/20/2018	0	The City Council	Refer to Parking Authority Board	
9/20/2018	0	The City Council	Refer to Dept. of Transportation	
9/20/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals	

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9/20/2018	0	The City Council	Refer to Planning Commission
9/20/2018	0	The City Council	Refer to Dept. of Housing and Community Development
9/20/2018	0	The City Council	Refer to Fire Department
9/20/2018	0	The City Council	Refer to Baltimore Development Corporation
9/20/2018	0	The City Council	Refer to City Solicitor
9/17/2018	0	City Council	Assigned
9/17/2018	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: Lynwood McMurray
Address: c/o Andi Toney, 875 North Howard Street, Baltimore, Maryland 21201
Telephone: 410-805-2472

A Bill Entitled

An Ordinance concerning
Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 1235 West Lafayette Avenue
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area), gross floor area per unit type, and off-street parking regulations.

By authority of
Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c)(3), 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 in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), 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), 5-305(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 1,875 square feet is required for 3 dwelling units, and the lot is only 1,280 square feet.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-703(c)(3) for gross floor area per unit type, as two of the proposed bedroom units, on the second and third floors, would

be less than 1,000 square feet.

Section 4. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(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, and 16-602 (Table 16-406: Required Off-Street Parking).

Section 5. 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 6. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.

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