



## Legislation Details (With Text)

**File #:** 19-0327      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2323 North Calvert Street

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

**File created:** 1/28/2019      **In control:** City Council

**On agenda:**      **Final action:** 6/17/2019

**Enactment date:**      **Enactment #:** 19-260

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2323 North Calvert 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 2323 North Calvert Street (Block 3822, Lot 012), 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, Conversion, Variances, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 19-0327, 2. Plat 19-0327, 3. 19-0327~1st Reader, 4. DOT 19-0327, 5. Fire 19-0327, 6. Parking 19-0327, 7. Planning 19-0327, 8. BMZA 19-0327, 9. Law 19-0327, 10. HCD 19-0327, 11. BDC 19-0327, 12. 19-0327~3rd Reader, 13. Complete Bill File 19-0327

Date	Ver.	Action By	Action	Result
6/17/2019	0	Mayor	Signed by Mayor	
5/13/2019	0	City Council	Approved and Sent to the Mayor	
5/6/2019	0	City Council	3rd Reader, for final passage	
5/6/2019	0	Land Use and Transportation Committee	Recommended Favorably	
5/1/2019	0	Land Use and Transportation Committee	Recommended Favorably	Pass
4/9/2019	0	Land Use and Transportation Committee	Sign Posting	
3/25/2019	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
1/31/2019	0	The City Council	Refer to Parking Authority Board	
1/31/2019	0	The City Council	Refer to Dept. of Transportation	
1/31/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
1/31/2019	0	The City Council	Refer to Fire Department	
1/31/2019	0	The City Council	Refer to Baltimore Development Corporation	
1/31/2019	0	The City Council	Refer to City Solicitor	
1/31/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	

1/31/2019	0	The City Council	Refer to Planning Commission
1/28/2019	0	City Council	Assigned
1/28/2019	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 Stokes

At the request of: Jabari Jackson

Address: c/o Ameenah Jackson, 25209 Bunting Circle, Land O Lakes, Florida 34639

Telephone: 443-676-9461

#### 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 - 2323 North Calvert 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 2323 North Calvert Street (Block 3822, Lot 012), 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

Sections 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 2 dwelling units in the R-8 Zoning District on the property known as 2323 North Calvert Street (Block 3822, Lot 012), 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-8 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-8 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.