



Legislation Details (With Text)

File #:	19-0352	Version:	0	Name:	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 645 McKewin Avenue
Type:	Ordinance	Status:			Enacted
File created:	3/11/2019	In control:			City Council
On agenda:		Final action:			8/29/2019
Enactment date:		Enactment #:			19-286
Title:	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 645 McKewin Avenue For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.				
Sponsors:	Mary Pat Clarke				
Indexes:	Conditional Use, Variances, Zoning				
Code sections:					
Attachments:	1. Statement of Intent 19-0352, 2. Plat 19-0352, 3. 19-0352~1st Reader, 4. Fire 19-0352, 5. Parking 19-0352, 6. DOT 19-0352, 7. BMZA 19-0352, 8. Planning 19-0352, 9. HCD 19-0352, 10. BDC 19-0352, 11. Law 19-0352, 12. 2nd Reader Committee Amendments 19-0352, 13. 19-0352~3rd Reader, 14. Complete Bill File 19-0352				

Date	Ver.	Action By	Action	Result
9/9/2019	0	Mayor	Signed by Mayor	
8/19/2019	0	City Council	Approved and Sent to the Mayor	
7/22/2019	0	City Council	3rd Reader, for final passage	
7/22/2019	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
7/17/2019	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
6/22/2019	0	Land Use and Transportation Committee	Sign Posting	
5/13/2019	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
3/14/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
3/14/2019	0	The City Council	Refer to Fire Department	
3/14/2019	0	The City Council	Refer to Baltimore Development Corporation	
3/14/2019	0	The City Council	Refer to Parking Authority Board	
3/14/2019	0	The City Council	Refer to Dept. of Transportation	
3/14/2019	0	The City Council	Refer to City Solicitor	
3/14/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	

3/14/2019	0	The City Council	Refer to Planning Commission
3/11/2019	0	City Council	Assigned
3/11/2019	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 Clarke

At the request of: Think Tink Property Solutions, LLC

Address: c/o Joseph Haney, 841 East Fort Avenue #203, Baltimore, Maryland 21230

Telephone: 443-977-9740

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 645 McKewin Avenue

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

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(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-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032), 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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200 square feet, and the lot area size is 1,365 square feet, thus requiring a variance of 37%.

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 (Table 16-406: Required Off-Street Parking) for off-street parking.

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 30th day after the date it is enacted.