



## Legislation Details (With Text)

**File #:** 19-0417      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1410 West Saratoga Street

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

**File created:** 7/22/2019      **In control:** City Council

**On agenda:**      **Final action:** 7/16/2020

**Enactment date:**      **Enactment #:** 20-381

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1410 West Saratoga 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 1410 West Saratoga Street (Block 0152, Lot 056), as outlined in red on the accompanying plat; and granting variances from certain gross floor area, gross floor area per unit type, and off-street parking regulations.

**Sponsors:** John Bullock

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

**Code sections:**

**Attachments:** 1. Statement of Intent 19-0417, 2. Plat 19-0417, 3. 19-0417~1st Reader, 4. Fire 19-0417, 5. DOT 19-0417, 6. BDC 19-0417, 7. Planning 19-0417, 8. Parking 19-0417, 9. Law 19-0417, 10. Certificate of Posting 19-0417, 11. HCD 19-0417, 12. BMZA 19-0417, 13. Bill Synopsis 19-0417, 14. Hearing Agenda 19-0417, 15. Hearing Minutes 19-0417, 16. Hearing Notes 19-0417, 17. Findings of Fact\_19-0417, 18. 19-0417~3rd Reader, 19. Signed Ordinance 19-0417

Date	Ver.	Action By	Action	Result
7/20/2020	0	Mayor	Signed by Mayor	
7/6/2020	0	City Council	Approved and Sent to the Mayor	
6/22/2020	0	Land Use Committee	Recommended Favorably	
6/22/2020	0	City Council	3rd Reader, for final passage	
6/17/2020	0	Land Use Committee	Recommended Favorably	Pass
5/21/2020	0	Land Use Committee	Sign Posting	
5/11/2020	0	Land Use Committee	Scheduled for a Public Hearing	
3/4/2020	0	Land Use Committee	Sign Posting	
2/24/2020	0	Land Use Committee	Scheduled for a Public Hearing	
7/25/2019	0	The City Council	Refer to Dept. of Transportation	
7/25/2019	0	The City Council	Refer to Parking Authority Board	
7/25/2019	0	The City Council	Refer to Fire Department	
7/25/2019	0	The City Council	Refer to Baltimore Development Corporation	
7/25/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/25/2019	0	The City Council	Refer to Planning Commission	

7/25/2019	0	The City Council	Refer to Dept. of Housing and Community Development
7/25/2019	0	The City Council	Refer to City Solicitor
7/22/2019	0	City Council	Assigned
7/22/2019	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 Bullock  
At the request of: Mr. Mu Sok Lee  
Address: 11420 Edmonston Road, Beltsville, Maryland 20705  
Telephone: 1-240-441-4401

### 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 - 1410 West Saratoga 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 1410 West Saratoga Street (Block 0152, Lot 056), as outlined in red on the accompanying plat; and granting variances from certain 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, 9-701(2), 9-703(b), 9-703(c), 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 1410 West Saratoga Street (Block 0152, Lot 056), 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 9-703(b), as the existing dwelling is less than 1,500 square feet in gross floor area.

**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), as the units would contain approximately 700 square feet of gross floor area, respectively, which is less than the required 750 square feet per unit type required for a 1-bedroom unit.

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